

River Village Shopping Center Expansion Rezoning Site Analysis



11.20.2014
Fourth Submittal

Property Owner
Lin Jiahong & Chihua Wu Revocable Trust
c/o Greg Wexler
6088 W. Arizona Pavilions Dr., Ste. 1
Tucson, Arizona 85743
(520) 977-8500

Prepared By
The WLB Group, Inc.
Contact: Paul Oland
4444 E. Broadway Blvd.
Tucson, Arizona 85711
520.881.7480

WLB No. 108022-B-001

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Part I Site Analysis

I-A. EXISTING LAND USES

1. SITE LOCATION

The subject property is located near the northeast corner of Oracle and River Roads, and is identified as parcel number 105-03-009B in Township 13S, Range 13E, Section 13. The project is surrounded by both residential and commercial developments. Refer to Exhibit I-A1 Location Map.

2. EXISTING LAND USES - ONSITE

Parcel 105-03-009B is vacant with some scattered trees. The lot sits lower than the surrounding lots and River Road. As a result ponding occurs onsite which is directed to a culvert that flows south under Oracle Road. Refer to Exhibit I-A2 for an aerial photograph of the subject property.

The property to the west, containing the existing River Village Shopping Center (Parcel 105-03-028A) is not a part of the rezoning request, however it will be included in future development plans. Upon approval of the rezoning request a development plan will be prepared which will adjust the building configurations, landscaping and parking to expand the existing shopping center into this property.

3. EXISTING COMPREHENSIVE PLAN DESIGNATIONS

In 2008 a Comprehensive Plan amendment was approved by the Board of Supervisors changing the designation from Medium High Intensity Urban (MHIU) to Neighborhood Activity Center (NAC) for the subject property as well as parcels to the east. It is currently classified as Rezoning Policy RP-122 W. River Road/N. Oracle Road within the 2001 Pima County Comprehensive Plan Update, Rezoning and Special Area Plan Policies. Included in RP-122 are multiple policies that are to be applied as appropriate to future rezoning requests. Due to the nature of the site, and both existing and proposed conditions, a few of the policies are unattainable with this rezoning application. These issues, along with a brief analysis, were addressed in a letter dated May 21, 2014 to Planning Official, Arlan Colton, FAICP (Appendix C).

Surrounding Comprehensive Plan Designations include (Exhibit I-A4):

North: City of Tucson, Existing Neighborhoods and Mixed Use Centers

South: Medium High Intensity Urban and Community Activity Center (CAC)

East: Neighborhood Activity Center (NAC)

West: Community Activity Center (CAC)

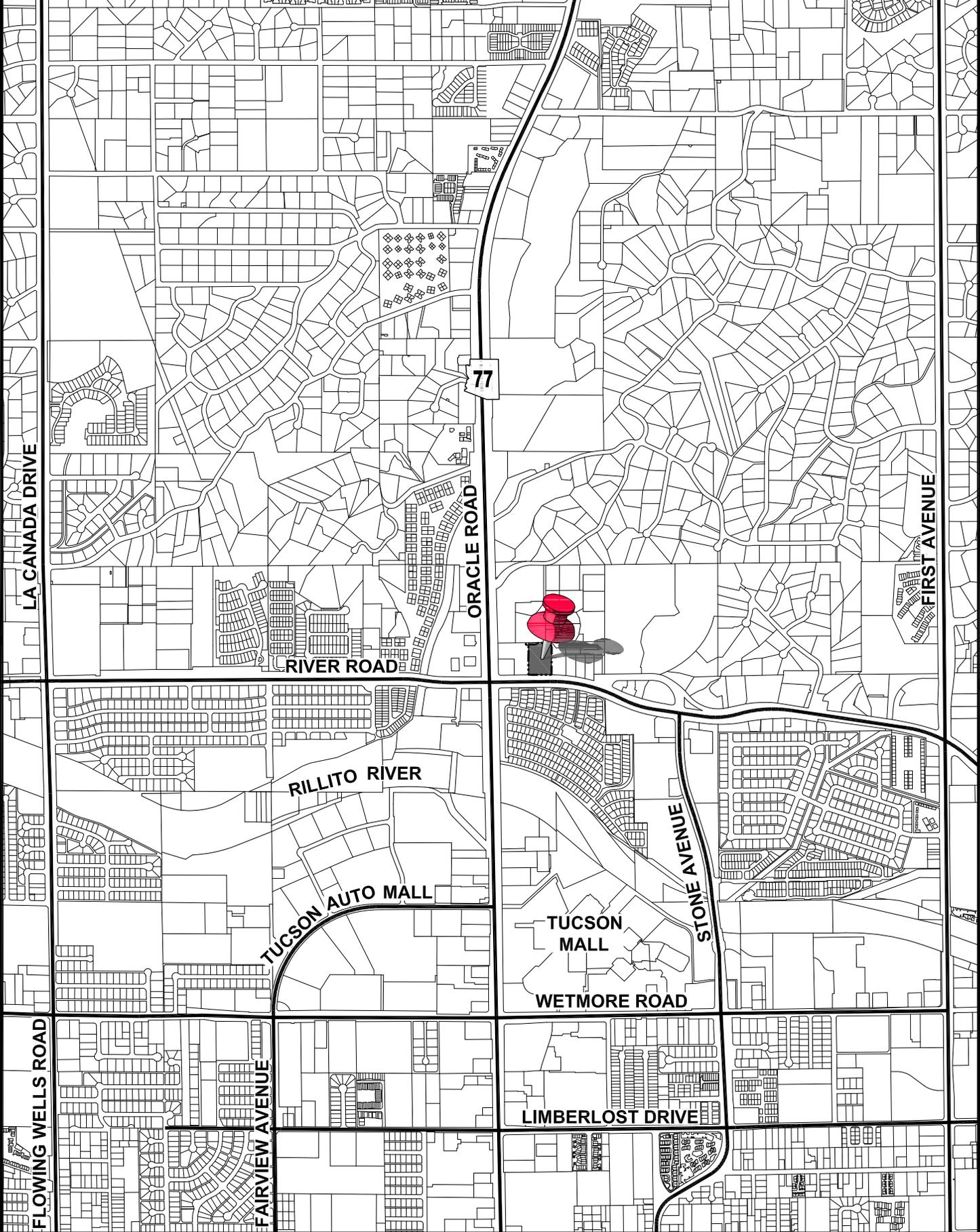
The area is also located within the Catalina Foothills, Special Policy Area 2 (S-2) (Exhibit I-A5). This policy limits the height to 24 feet, unless approved by the Board of Supervisors. It is anticipated that proposed expansion will be compatible to the existing shopping center to the west, therefore heights may exceed the policy limits and Board of Supervisor approval is requested at this time.

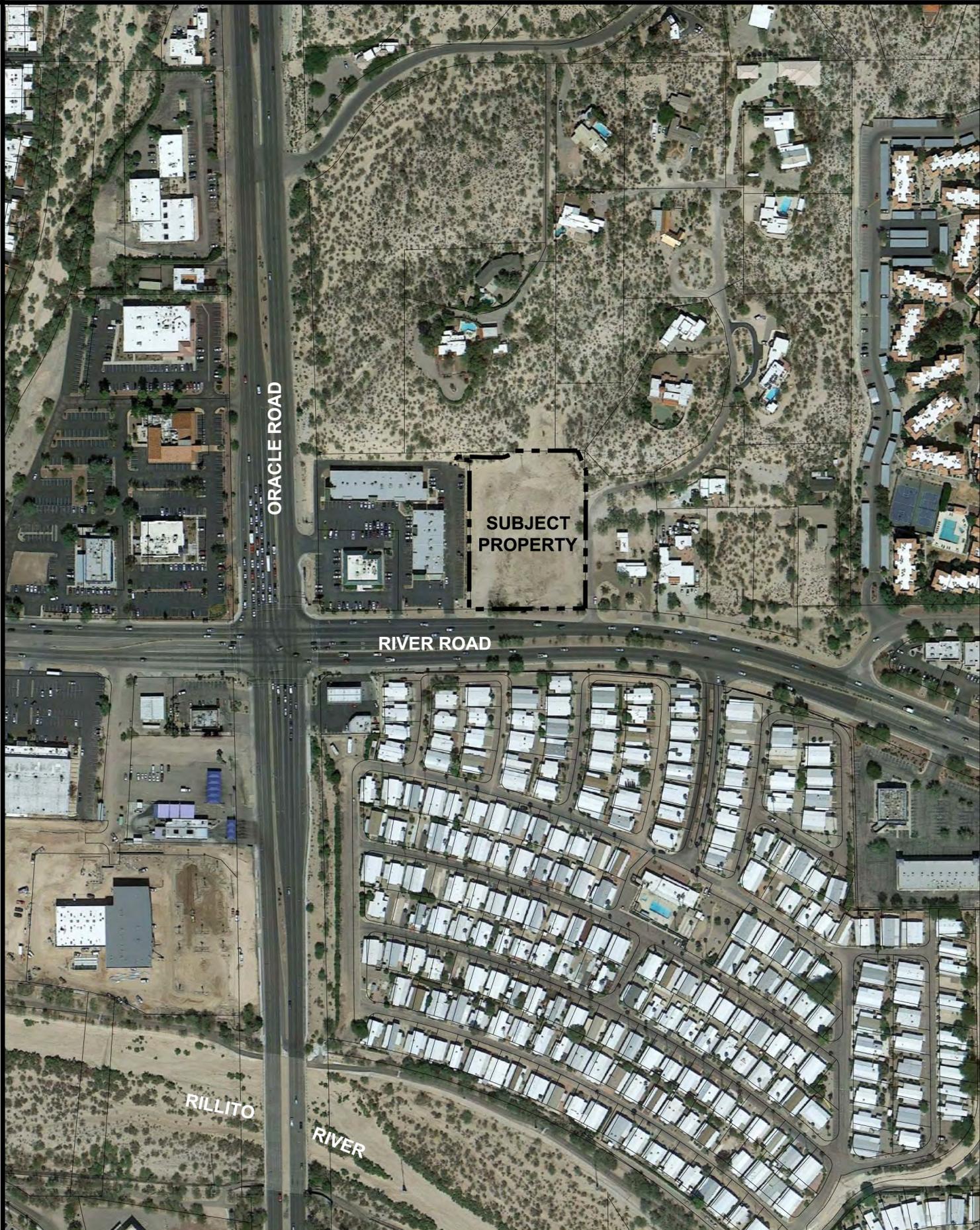
4. EXISTING ADJACENT ZONING AND LAND USES

Parcel 105-03-009B is currently designated as Mixed-Dwelling Type Zone (CR-4)

Existing zoning (Exhibit I-A4) and existing land uses (Exhibit I-A3) are as follows:

- North: Single family residences and vacant land. City of Tucson Office Zone (O-3) and Residence Zone (RX-1), Pima County Single Residence Zone (CR-1).
- South: Friendly Village of the Catalinas Mobile Home Park. Pima County Local Business Zone (CB-1) and Trailer Homesite Zone (TH).
- East: A mix of small-scale commercial and residential uses. Pima County Single Residence Zone (CR-1) and Mixed Dwelling Type Zone (CR-4).
- West: Commercial Development, Oracle Road. Pima County Local Business Zone (CB-1) and City of Tucson Commercial Zone (C-3)





**PUEBLO
VILLAS
TOWNHOMES
6 R/AC**

**ORACLE FOOTHILLS
ESTATES
0.5 R/AC**

**PLAZA
VEGA**

**MARYLAND
HILLS ESTATES
0.5 R/AC**

**U-LIKE
BUFFET**

**PROMONTORY
APARTMENTS**

**VACANT
RESTAURANT**

ORACLE ROAD

**RED
LOBSTER**

**RIVER VILLAGE
SHOPPING CENTER**

**SUBJECT
PROPERTY**

**THE GOOD
EGG**

DENNYS

RIVER ROAD

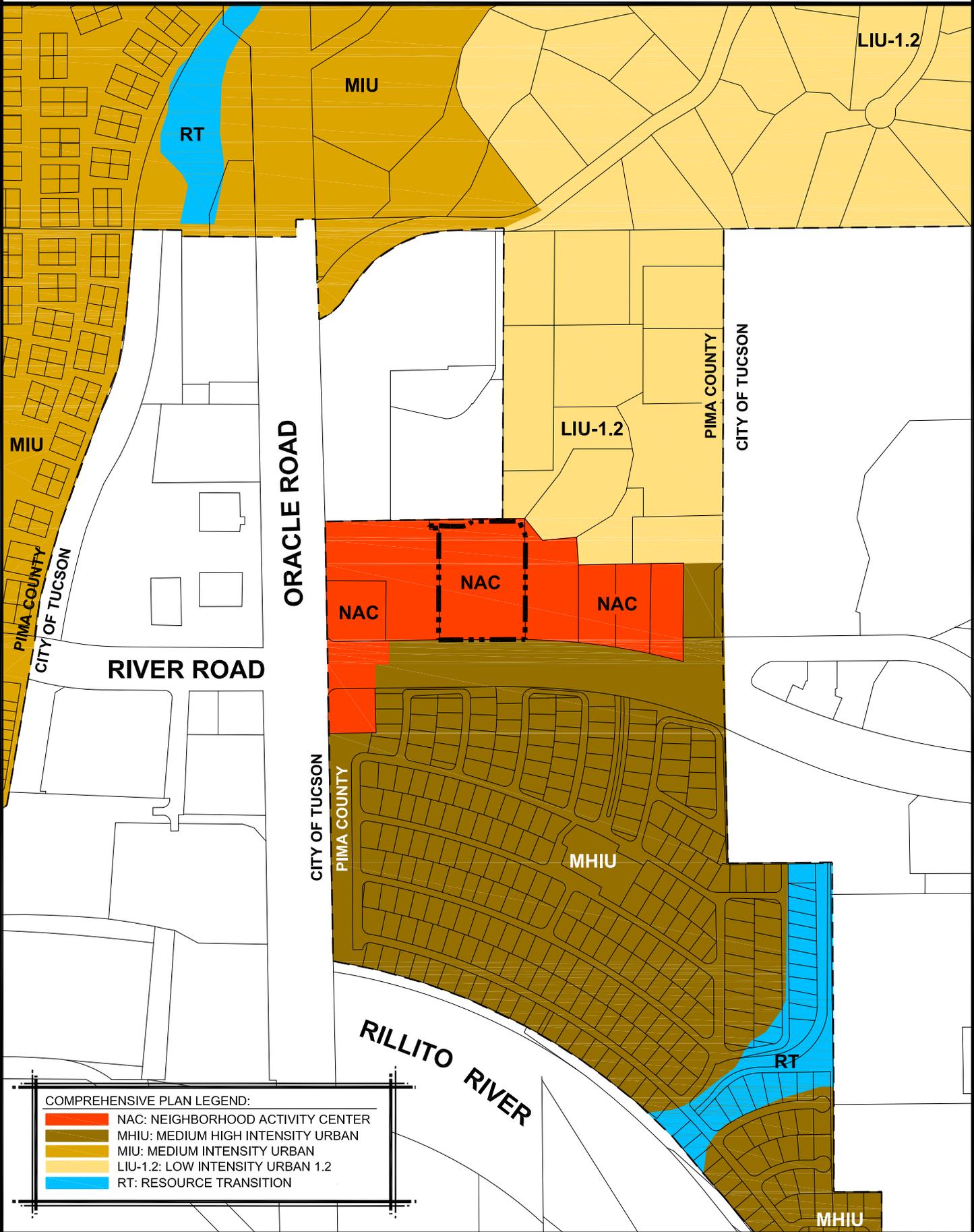
**FIESTA
LANES
BOWLING
ALLY**

**JACK IN
THE BOX**

**CIRCLE
K**

**CAR
WASH**

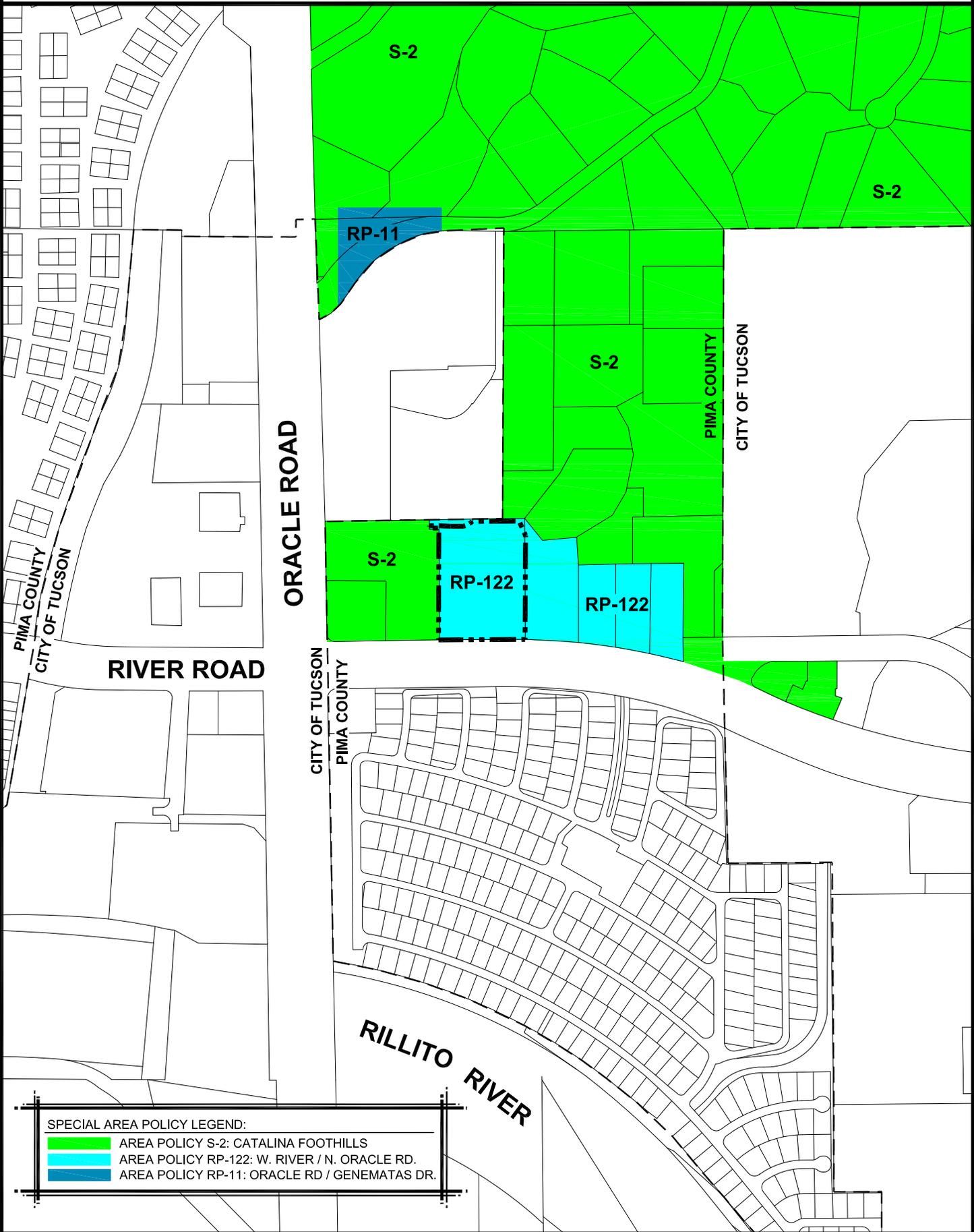
**FRIENDLY VILLAGE
OF THE CATALINAS
6 R/AC**



COMPREHENSIVE PLAN LEGEND:

- NAC: NEIGHBORHOOD ACTIVITY CENTER
- MHIU: MEDIUM HIGH INTENSITY URBAN
- MIU: MEDIUM INTENSITY URBAN
- LIU-1.2: LOW INTENSITY URBAN 1.2
- RT: RESOURCE TRANSITION





SPECIAL AREA POLICY LEGEND:

	AREA POLICY S-2: CATALINA FOOTHILLS
	AREA POLICY RP-122: W. RIVER / N. ORACLE RD.
	AREA POLICY RP-11: ORACLE RD / GENEMATAS DR.



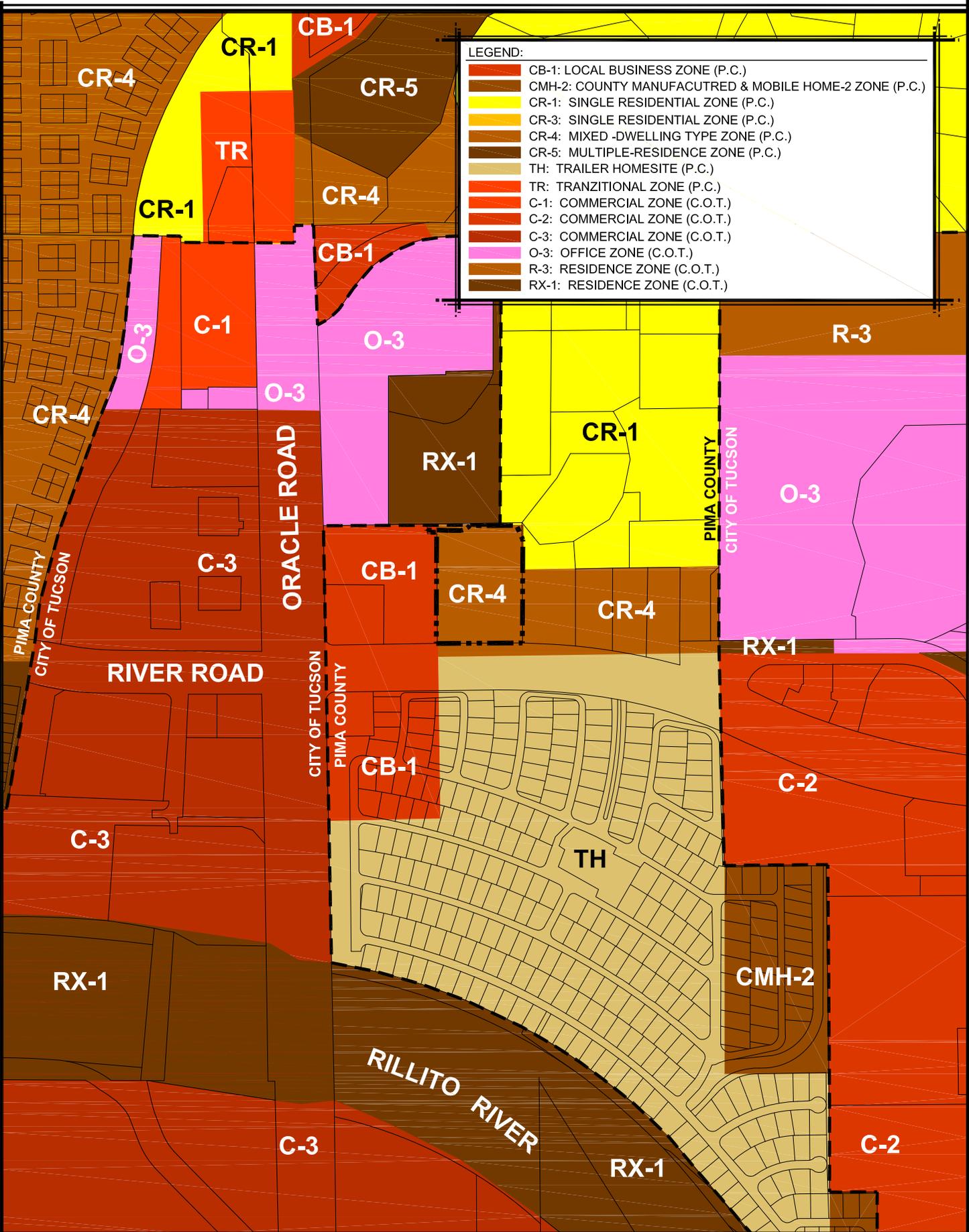
**RIVER VILLAGE SHOPPING CENTER EXPANSION
EXHIBIT I-A5: SPECIAL AREA POLICIES**

2014.11.14
WLB No. 108022-B-001



LEGEND:

- CB-1: LOCAL BUSINESS ZONE (P.C.)
- CMH-2: COUNTY MANUFACTURED & MOBILE HOME-2 ZONE (P.C.)
- CR-1: SINGLE RESIDENTIAL ZONE (P.C.)
- CR-3: SINGLE RESIDENTIAL ZONE (P.C.)
- CR-4: MIXED -DWELLING TYPE ZONE (P.C.)
- CR-5: MULTIPLE-RESIDENCE ZONE (P.C.)
- TH: TRAILER HOMESITE (P.C.)
- TR: TRANSITIONAL ZONE (P.C.)
- C-1: COMMERCIAL ZONE (C.O.T.)
- C-2: COMMERCIAL ZONE (C.O.T.)
- C-3: COMMERCIAL ZONE (C.O.T.)
- O-3: OFFICE ZONE (C.O.T.)
- R-3: RESIDENCE ZONE (C.O.T.)
- RX-1: RESIDENCE ZONE (C.O.T.)



I-B. TOPOGRAPHY

1. TOPOGRAPHIC CHARACTERISTICS OF THE SITE

The subject property is relatively flat. The parcel slopes toward the center along River Road where water collects and flows south in an existing culvert under the road. Elevations range from 2,304-feet at the culvert to 2,330 feet above sea level along the northeast and northwest corners of the site. From the northern edge the elevation increases significantly, rising 60± feet above the project site. No significant topographic features or rock outcrops exist on site. Refer to Exhibit I-B1. To review post-development topography, refer to Part II Section D-1, Topography.

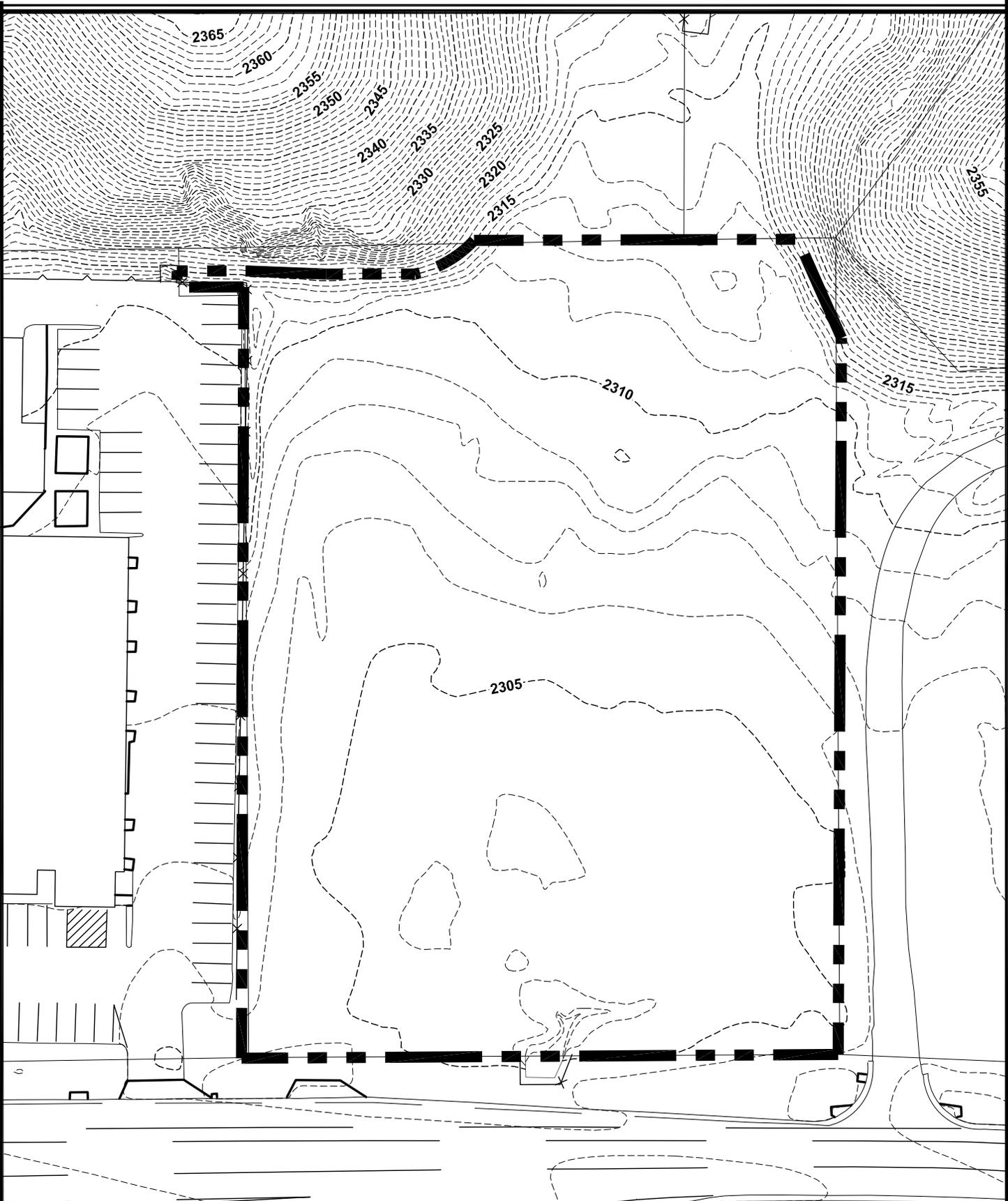
2. THE PRE-DEVELOPMENT AVERAGE CROSS-SLOPE.

The average cross slope of the property is approximately 6.5%. This was determined as follows:

$$\text{ACS} = (\text{cont. interval} \times \text{cont. length} \times 0.0023) / \text{acres}$$

Average cross slope was calculated as follows:

$$\frac{(1)(L)(0.0023)}{A} = \frac{(2')(3,364.4)(0.0023)}{2.23 \text{ ac.}} = \sim 6.9\%$$



RIVER ROAD



RIVER VILLAGE SHOPPING CENTER EXPANSION
EXHIBIT I-B: TOPOGRAPHY

2014.10.06
WLB No. 108022-B-001



I-C. HYDROLOGY

1. OFF-SITE WATERSHEDS

The perimeter of all offsite watersheds that affect or are affected by the project site both upstream and downstream to their logical conclusion are shown on Exhibit I-C1 of this site analysis. The project site is located within a balanced basin. There are two offsite watersheds affecting this property, designated as OS1 and OS2. These watersheds extend north and east of the project site and converge at drainage concentration point 1E adjacent to River Road where a culvert carries the drainage under River Road.

2. OFF-SITE FEATURES, NATURAL OR MAN-MADE, WITH ABOVE WATERSHEDS EFFECTED BY, OR AFFECTING THE SITE

Topography rises abruptly into the Catalina foothills just north of the site. The elevation near the base of the hill at the northern edge of the project site rises 60± feet to the single family homes north of the site.

3. ACREAGE OF UPSTREAM OFF-SITE WATERSHEDS

OS 1 drains approximately 7 acres directly north of the site and OS2 drains approximately 8 acres east and north of the site. Concentration point 1E includes 17.7 acres in the drainage area.

4. DESCRIPTION OF CHARACTERISTICS OF ONSITE HYDROLOGY

- a. The approximate 100-year floodplains with a discharge greater than 100 cfs are shown on Exhibit I-C1 of this site analysis. According to the County of Pima floodplain ordinance, all non-FEMA washes greater than 100 cfs need to be mapped on-site for stormwater flows exiting and entering the project site.
- b. A large portion of the subject property currently is subject to ponding due to the elevation of the lot. However, the property is not located in a designated FEMA floodplain, and ponding will be mitigated by development improvements.
- c. The project site is located within a FEMA Zone X as depicted on FIRM panel #04019C-1686L (June 16, 2011).
- d. The 100-year peak discharge rates entering and leaving the site at control point 1E is 118 cubic feet per second (cfs). This was computed using the Pima County method. These discharge rates were computed by the WLB Group.
- e. There are no regulated riparian habitat classifications within the project boundaries.
- f. There are no improvements to the existing drainage courses on the site, however there is an existing drainage inlet the flows under River Road.

- g. There are no lakes, ponds, wetlands, springs, or other sources of perennial surface water within the project boundaries.
- h. Erosion hazard setbacks are 25' from the 100 year floodplain to 75' from watercourses with base flood peak discharges of less than 5,000 cfs or less. Upon development of the site there will no longer be a floodplain or erosion hazard setback.

5. DESCRIPTION OF EXISTING DOWNSTREAM DRAINAGE CONDITIONS

Water exits the site through a culvert that flows south under River Road. It is believed that the culvert travels west along River Road, before turning south on Oracle Road. The pipe daylights south of the existing gas station on the southeast corner of Oracle and River Roads. Stormwater then continues for approximately 775 feet in an open channel before connecting to the Rillito River.

NOTE:

- OFFSITE WATERSHED AREA IS APPROXIMATELY 15± ACRES.

APPROXIMATE
WATERSHED
BOUNDARY

SUBJECT
PROPERTY

RIVER ROAD



LEGEND:

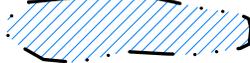
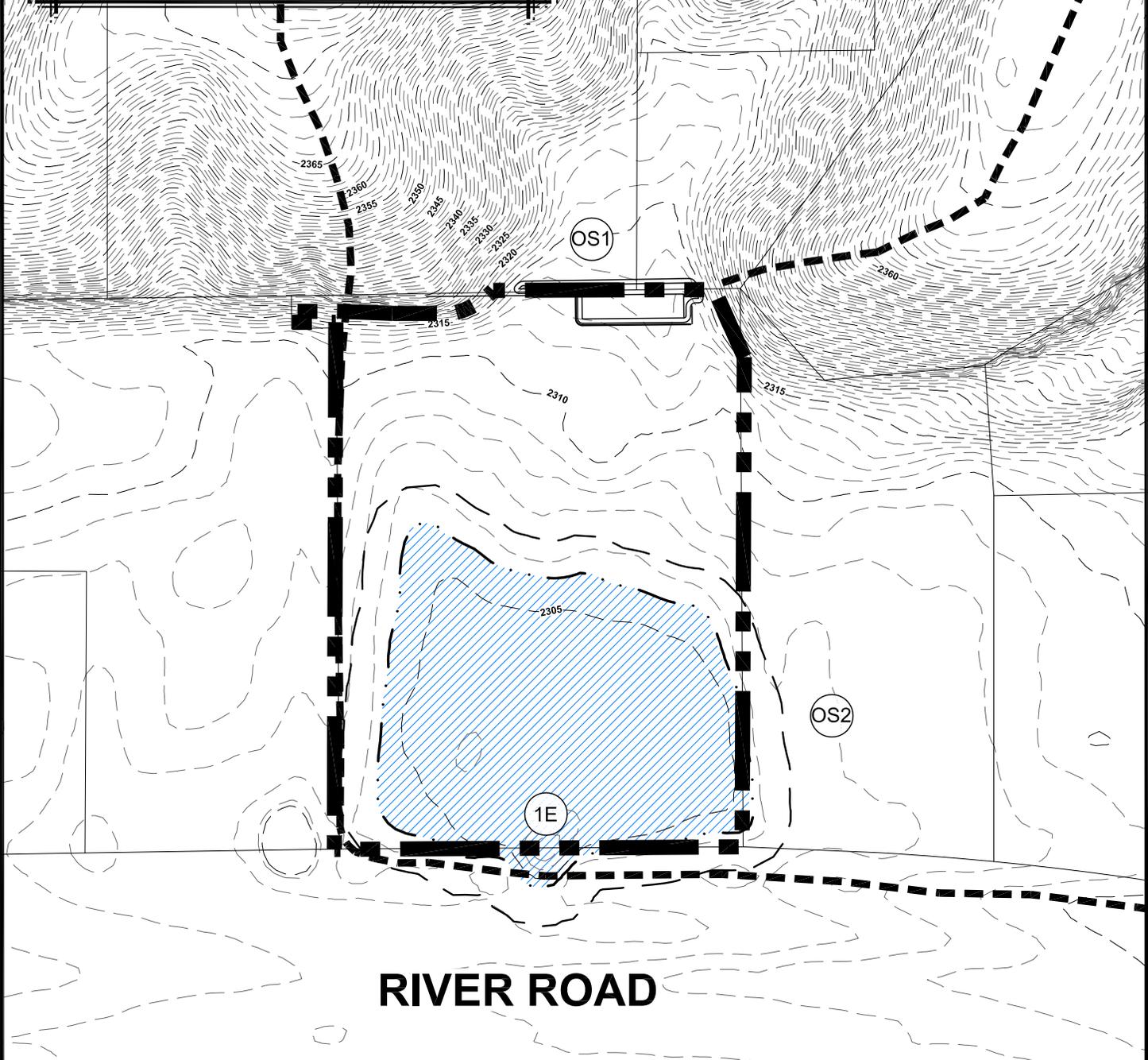
-  PROPERTY BOUNDARY
-  WATERSHED BOUNDARY
-  100-YEAR FLOODPLAIN PONDING LIMITS
-  EROSION HAZARD SETBACK
-  CONCENTRATION POINT

TABLE OF 100-YEAR PRE-DEVELOPED PEAK DISCHARGE:

CONC. PT	DRAINAGE AREA (ac)	Q100 (cfs)
1E	17.7	118
OS1	7.0	46
OS2	8.0	53



RIVER ROAD



I-D. BIOLOGICAL RESOURCES

1. CONSERVATION LAND SYSTEMS OF THE SITE

There are no CLS designations on the subject property.

2. CRITICAL LANDSCAPE CONNECTIONS WITHIN OR ADJACENT TO THE SITE

The site is cleared of most natural vegetation. Properties to the west and south are entirely developed with no open space outside of required landscape areas. Properties to the north and east are developed but have no critical landscape connections. Further, the Sonoran Desert Conservation Plan does not identify the site as having critical landscape connections on or adjacent to the site.

3. SONORAN DESERT CONSERVATION PLAN – PIMA PINEAPPLE CACTUS/NEEDLE-SPINED PINEAPPLE CACTUS

The Arizona Game & Fish Department identifies this property as being suitable habitat for the Thornber Fishhook Cactus, and Tumamoc Globeberry, but not the Needle-Spined Pineapple Cactus. Due to the designation, a site visit was conducted on April 25, 2014 and no Pineapple Cacti or other species of concern were identified onsite.

4. PRIORITY CONSERVATION AREAS FOR THE CACTUS FERRUGINOUS PYGMY-OWL/WESTERN BURROWING OWL

The Arizona Game and Fish Department identifies the property as potentially suitable for the Cactus Ferruginous Pygmy Owl. Since the site has been largely cleared of vegetation and is surrounded by development it is unlikely that these species exist onsite.

According to the Arizona's Online Environmental Review Tool the site may be suitable for several species. Species identified include:

- Mexican long tongue bat
- Pygmy owl
- Leaf nose bat
- Low land leopard frog

The tool does not take into consideration site specific conditions such as being denuded of vegetation or being surrounded by development. The site is located in an area surrounded by development. There is minimal natural vegetation or suitable wildlife habitat occurring on site.

Refer to Figure 1.

5. ON-SITE INVENTORY OF SAGUAROS AND IRONWOOD TREES

As previously stated, the site was surveyed on April 25, 2014 and no saguaros or ironwood trees were located in the project area.

6. HABITAT PROTECTION / COMMUNITY OPEN SPACE

Per the Sonoran Desert Conservation Plan the project site is not within the habitat protection area and is not considered to be preserved as community open space.

7. VEGETATION AREAS OF IMPORTANT SCENIC VALUE

Much of the site has been previously graded and largely denuded of natural vegetation. The remaining scattered trees and vegetation are shown on Exhibits I-D. Three Mesquite and Palo Verde trees were identified onsite. Five are located offsite adjacent to River Road. These will be protected in place to the greatest extent possible.

8. VEGETATIVE COMMUNITIES ON THE SITE

As determined by site visits and analysis of aerial photographs the existing vegetative community of the entire subject property is Palo Verde / Mixed-Cacti. However, vegetation is sparse. The majority of the site has been previously graded and denuded.



**SUBJECT
PROPERTY**

RIVER ROAD

LEGEND:

 SIGNIFICANT VEGETATION (PALO VERDE AND MESQUITE)

NOTES:

- THE SITE HAS RECENTLY BEEN CLEARED OF MOST SIGNIFICANT VEGETATION
- THERE ARE NO SAGUAROS ON SITE
- NO PORTION OF THE SITE IS WITHIN THE CONSERVATION LAND SYSTEM (CLS)

Figure I: Arizona Game and Fish Department Letter:

Arizona's On-line Environmental Review Tool
 Search ID: 20140303022633
 Project Name: Oracle and River ReZone
 Date: 3/3/2014 1:17:02 PM

Project Location

Project Name: Oracle and River ReZone
Submitted By: Robert Kirschmann
On behalf of: PIMA
Project Search ID: 20140303022633
Date: 3/3/2014 1:16:57 PM
Project Category: Development Within Municipalities (Urban Growth), Commercial/Industrial (mail) and associated infrastructure, New construction
Project Coordinates (UTM Zone 12-NAD 83): 502086.466, 3673405.884 meter
Project Area: 0.499 acres
Project Perimeter: 198.793 meter
County: PIMA
USGS 7.5 Minute Quadrangle ID: 1728
Quadrangle Name: TUCSON NORTH
Project locality is currently being scoped

The Department appreciates the opportunity to provide in-depth comments and project review when additional information or environmental documentation becomes available.

Special Status Species Occurrences/Critical Habitat/Tribal Lands within 3 miles of Project Vicinity:

Name	Common Name	FWS	USFS	BLM	State
Bat Colony					
Cheronycteris mexicana	Mexican Long-tongued Bat	SC	S	S	WSC
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC
Lithobates yarabapalensis	Lowland Leopard Frog	SC	S	S	WSC
Macrotus californicus	California Leaf-nosed Bat	SC		S	WSC
Mammillaria thomberi	Thornier Fishhook Cactus				SR
Thamnopis eques megalops	Northern Mexican Gartersnake	PT	S		WSC
Tumamoca macdougalii	Tumamoc Globeberry		S	S	SR

Page 1 of 7 APPLICATION INITIALS: _____

Figure I: Arizona Game and Fish Department Letter: (Continued)

Arizona's On-line Environmental Review Tool
Search ID: 20140303022633
Project Name: Oracle and River ReZone
Date: 3/3/2014 1:17:02 PM

Please review the entire receipt for project type recommendations and/or species or location information and retain a copy for future reference. If any of the information you provided did not accurately reflect this project, or if project plans change, another review should be conducted, as this determination may not be valid.

Arizona's On-line Environmental Review Tool:

1. This On-line Environmental Review Tool inquiry has generated recommendations regarding the potential impacts of your project on Special Status Species (SSS) and other wildlife of Arizona. SSS include all U.S. Fish and Wildlife Service federally listed, U.S. Bureau of Land Management sensitive, U.S. Forest Service sensitive, and Arizona Game and Fish Department (Department) recognized species of concern.

2. These recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation). These recommendations are preliminary in scope, designed to provide early considerations for all species of wildlife, pertinent to the project type you entered.

3. This receipt, generated by the automated On-line Environmental Review Tool does not constitute an official project review by Department biologists and planners. Further coordination may be necessary as appropriate under the National Environmental Policy Act (NEPA) and/or the Endangered Species Act (ESA).

The U.S. Fish and Wildlife Service (USFWS) has regulatory authority over all federally listed species under the ESA. Contact USFWS Ecological Services Offices: <http://arizonaes.fws.gov/>.

Phoenix Main Office
2321 W. Royal Palm Road, Suite 103
Phoenix, AZ 85021
Phone 602-242-0210
Fax 602-242-2513

Tucson Sub-Office
201 North Bonita, Suite 141
Tucson, AZ 85745
Phone 520-670-6144
Fax 520-670-6154

Flagstaff Sub-Office
323 N. Leroux Street, Suite 101
Flagstaff, AZ 86001
Phone 928-226-0614
Fax 928-226-1099

Disclaimer:

1. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area.
2. The Department's Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there.
3. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HDMS data contains information about species occurrences that have actually been reported to the Department.

Arizona Game and Fish Department Mission

To conserve, enhance, and restore Arizona's diverse wildlife resources and habitats through aggressive protection and

Figure I: Arizona Game and Fish Department Letter(Continued):

Arizona's On-line Environmental Review Tool
 Search ID: 20140303022633
 Project Name: Oracle and River ReZone
 Date: 3/3/2014 1:17:02 PM

management programs, and to provide wildlife resources and safe watercraft and off-highway vehicle recreation for the enjoyment, appreciation, and use by present and future generations.

Project Category: Development Within Municipalities (Urban Growth), Commercial/Industrial (mall) and associated infrastructure, New construction

Project Type Recommendations:

Based on the project type entered; coordination with Arizona Department of Environmental Quality may be required (<http://www.azdeq.gov/>).

Based on the project type entered; coordination with Arizona Department of Water Resources may be required (<http://www.water.az.gov/adwr/>).

Based on the project type entered; coordination with County Flood Control districts may be required.

Based on the project type entered; coordination with State Historic Preservation Office may be required (<http://azstateparks.com/SHPO/index.html>).

Based on the project type entered; coordination with U.S. Army Corps of Engineers may be required (<http://www.spl.usace.army.mil/regulatory/phonedir.html>).

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found at <http://www.azgfd.gov/hgis/guidelines.aspx>.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife.

During planning and construction, minimize potential introduction or spread of exotic invasive species. Invasive species can be plants, animals (exotic snails), and other organisms (e.g. microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g. livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before and after project activities to reduce the spread of invasive species. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture

Page 3 of 7 APPLICATION INITIALS: _____

Figure I: Arizona Game and Fish Department Letter: (Continued)

Arizona's On-line Environmental Review Tool

Search ID: 20140303022633
Project Name: Oracle and River ReZone
Date: 3/3/2014 1:17:02 PM

website for restricted plants

<http://www.azda.gov/PSD/quarantine5.htm>. Additionally, the U.S.

Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control:

<http://www.usda.gov/wps/portal/usdahome>. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information http://www.azgfd.gov/hunting_rules.shtml.

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (including spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources,

wetlands, streams, springs, and/or riparian habitats.

Planning: consider impacts of lighting intensity on mammals and birds and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly.

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches.

Project Location and/or Species recommendations:

Heritage Data Management System records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project (refer to page 1 of the receipt). Please contact:

Ecological Services Office
US Fish and Wildlife Service
2321 W. Royal Palm Rd.
Phoenix, AZ 85021-4951
Phone: 602-242-0210

Figure I: Arizona Game and Fish Department Letter: (Continued)

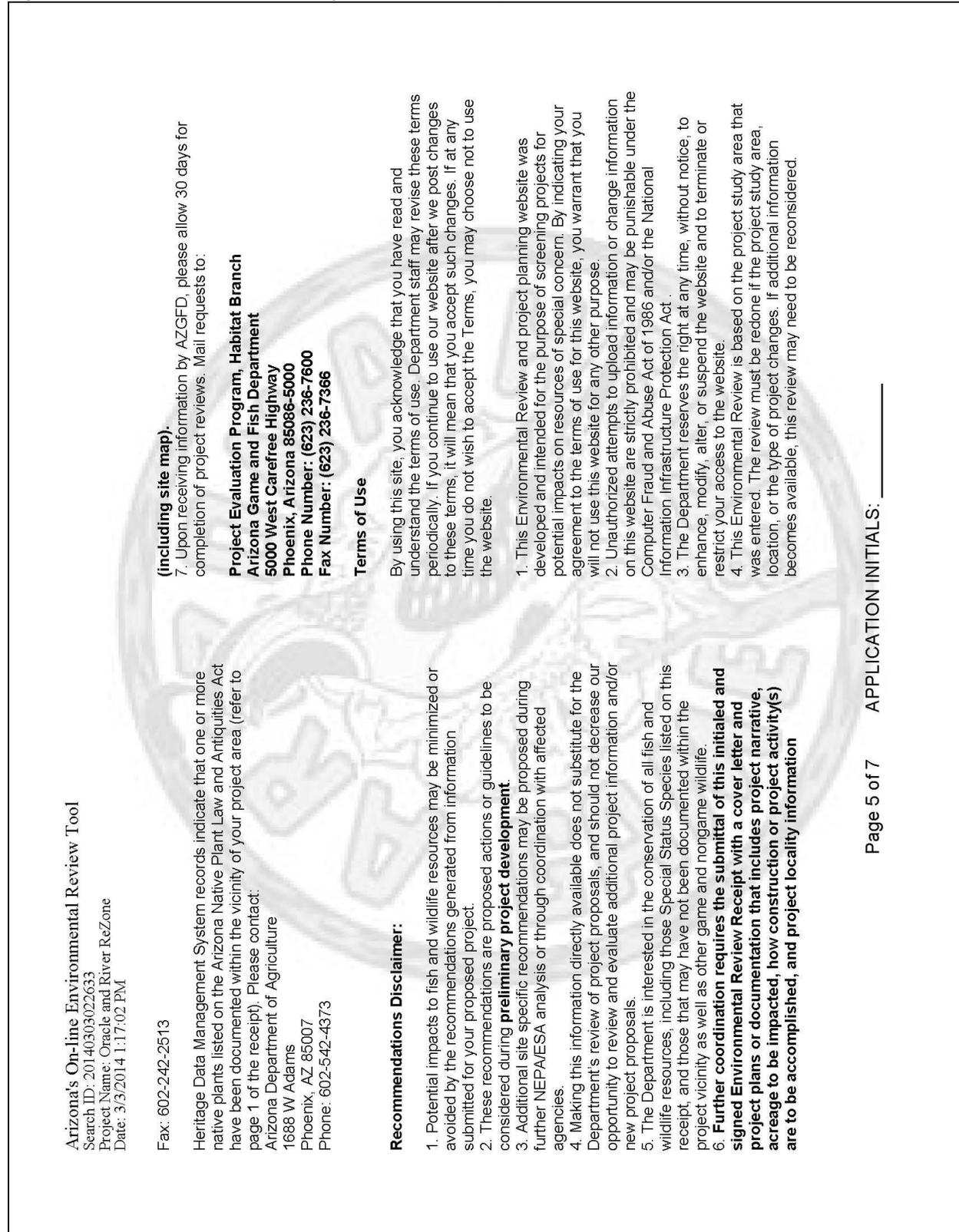


Figure I: Arizona Game and Fish Department Letter: (Continued)

Arizona's On-line Environmental Review Tool
 Search ID: 20140303022633
 Project Name: Oracle and River ReZone
 Date: 3/3/2014 1:17:02 PM

5. A signed and initialed copy of the Environmental Review Receipt indicates that the entire receipt has been read by the signer of the Environmental Review Receipt.

Security:
 The Environmental Review and project planning web application operates on a complex State computer system. This system is monitored to ensure proper operation, to verify the functioning of applicable security features, and for other like purposes. Anyone using this system expressly consents to such monitoring and is advised that if such monitoring reveals possible evidence of criminal activity, system personnel may provide the evidence of such monitoring to law enforcement officials. Unauthorized attempts to upload or change information; to defeat or circumvent security measures; or to utilize this system for other than its intended purposes are prohibited.

This website maintains a record of each environmental review search result as well as all contact information. This information is maintained for internal tracking purposes. Information collected in this application will not be shared outside of the purposes of the Department.

If the Environmental Review Receipt and supporting material are not mailed to the Department or other appropriate agencies within six (6) months of the Project Review Receipt date, the receipt is considered to be null and void, and a new review must be initiated.

Print this Environmental Review Receipt using your Internet browser's print function and keep it for your records. Signature of this receipt indicates the signer has read and understands the information provided.

Signature: _____

Date: _____

Proposed Date of Implementation: _____

Please provide point of contact information regarding this Environmental Review.
Application or organization responsible for project implementation

Agency/organization: _____

Contact Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

E-mail: _____

Person Conducting Search (if not applicant)
 Agency/organization: _____

Page 6 of 7 APPLICATION INITIALS: _____

I-E. VIEWSHEDS

1. VIEWS ONTO AND ACROSS THE SITE

The property sits below River Road making the site highly visible. The residential uses to the north are elevated above the site by approximately 60-feet and this development will not inhibit the views. The commercial and residential uses to the east of the project site currently view a graded lot, a few scattered trees and commercial development. This development will provide a buffer along the north, south and eastern boundaries softening the view. No scenic vistas will be interrupted. The mobile home park on the south side of River Road will have views across site to the Catalina foothills. The lower portions of the hills are already blocked by walls, traffic and the existing vegetation in the median island. The proposed River Village Shopping Center expansion will partially block areas of the hills, similar to the existing development, but the larger views into the foothills will be preserved. Refer to Exhibit I-G1.



Figure 2, above, looking east across the site.



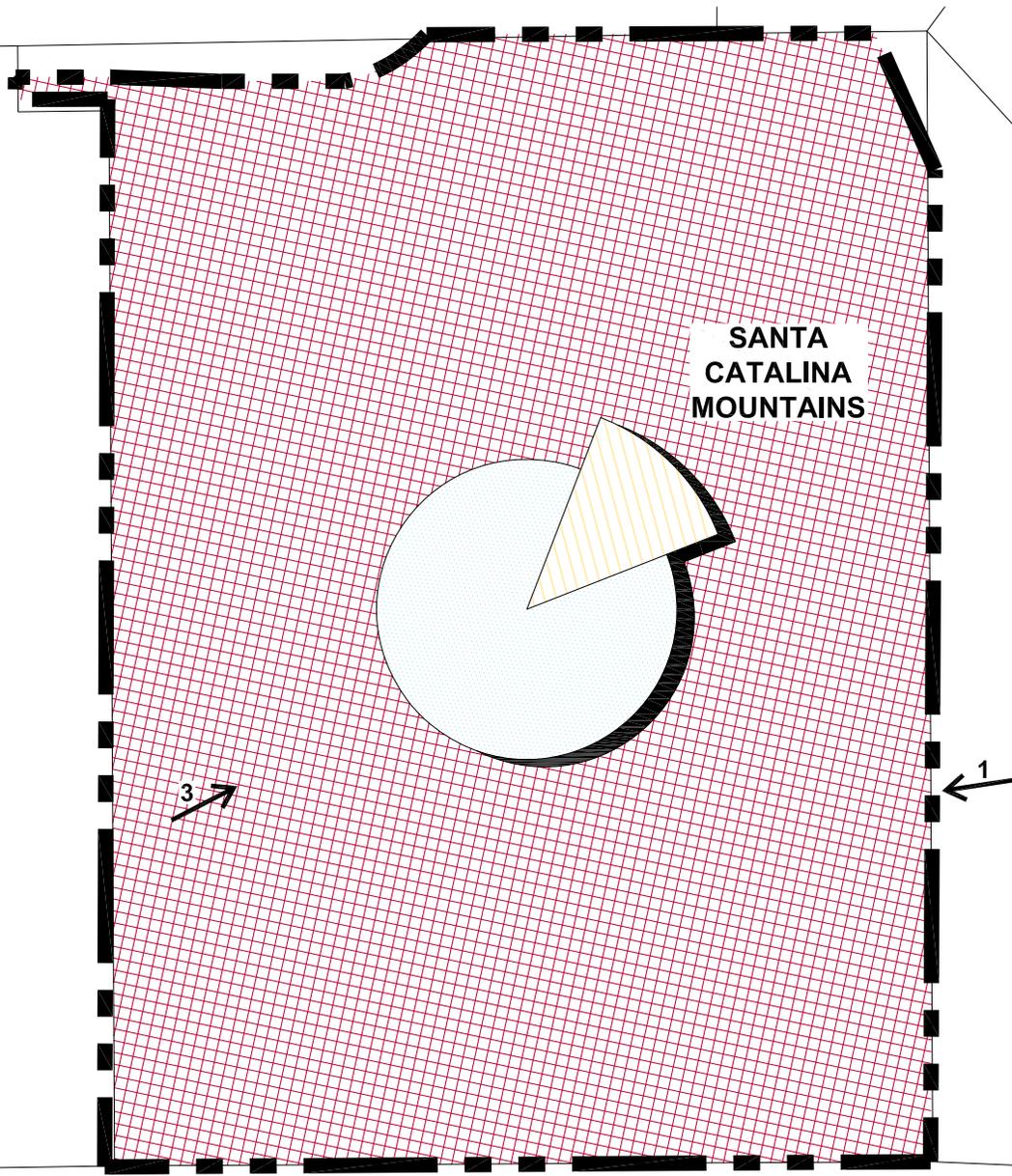
Figure 3, above, looking northwest across the site

2. SITE VISIBILITY FROM NEARBY LOCATIONS

The subject property is not unlike any of the surrounding properties in that it is quite visible from most offsite locations. Increased site visibility is due to the slightly lower elevation of the site than that of River Road, as well as the sparse vegetation typical of the area. The site will be an expansion of the existing River Village Shopping Center directly to the west. Building massing, architecture, and site design of the expansion will compliment the existing shopping center. Refer to Exhibits II-B-1 and II-B-2.

The significant views in the local area are the Santa Catalina Mountains located northeast of the site. The building height for CB-1 zoning is 39' and the front setback along River Road 25-feet.

SITE PHOTOS



**SANTA
CATALINA
MOUNTAINS**

RIVER ROAD

LEGEND:

-  HIGH VISIBILITY
-  LOW VISIBILITY
-  IMMEDIATE FOREGROUND
-  SITE PHOTOS

I-F. TRANSPORTATION

The subject property is located at the northeast corner of River Road and State Route 77 (Oracle Road), within the jurisdiction of Pima County. SR 77 serves as a major transportation corridor linking the Tucson metropolitan core, the suburban community of Oro Valley, sections of unincorporated Pima County, and Pinal County. The project is located on the east side of SR 77 at milepost 72.1. SR 77 extends from the I-10 interchange at Miracle Mile (milepost 68.10) past the Pima County/Pinal County line (milepost 87.97) and further into Pinal County.

Within the project area, SR 77 is referred to as Oracle Road between MP 69.56 and the Pima County/Pinal County border.

River Road also serves as a major east-west transportation corridor from its transition from Thornydale Road to River Road within the Town of Marana on the west to its terminus within Pima County at its intersection with Sabino Canyon Road, a distance of approximately 14 miles.

1. Existing & Proposed Off Site Streets

a. Existing right-of-way

The existing ADOT right-of-way on SR 77 is 200'. The existing Pima County right-of-way on River Road is 150'. The Major Streets and Scenic Routes Map shows the right-of-way on River Road at 150'. Rights-of-way of other streets within the two mile study area (per I-F.1.f of this section) are provided in Exhibit I-H.

b. Compliance with Pima County Width Standards

The existing rights-of-way for River Road comply with the planned right-of-way widths per the *Pima County Major Street & Scenic Routes Plan (MSSRP)*. The MSSRP stipulates a total right-of-way width of 150' for River Road. Other Pima County Streets designated in the MSSRP are listed in Exhibit I-H.

c. Right-of-Way Uniformity/Continuity

The existing rights-of-way in place along the subject property are consistent and uniform in their present width.

d. Rights-of-Way for Proposed Off-Site Roadways

Not applicable

e. Travel Lanes, Capacity, etc.

SR 77 is a six (6) lane, urban principal arterial road along the frontage of the property. North of the property, the pavement edge of SR 77 is uncurbed with unpaved shoulders. South of River Road, the pavement edge is curbed.

The posted speed limit is 45 MPH north of River Road and 40 MPH south of River Road. The capacity of a six-lane arterial is about 59,900 vehicles per day (vpd), applying FDOT 2012 Level of Service Guidelines for a State Highway with a posted speed limit over 40 mph. There are bus routes and bike lanes on SR 77 north and south of River Road in the vicinity of the project. There are sidewalks south of River Road, and north of River Road up to the first project driveway.

River Road is a four (4) lane divided, urban principal arterial road with bike lanes, bus routes and sidewalks on either side of the road near its intersection with SR 77. On both sides of River Road, both east and west of SR 77, the pavement edge is curbed.

The posted speed limit is 45 MPH on River Road east and west of SR 77. The capacity of a four-lane arterial is about 35,800 vehicles per day (vpd) for a non-state roadway applying FDOT 2012 Level of Service Guidelines. There are bus routes, bike lanes and sidewalks on River Road east and west of SR 77 in the vicinity of the project.

f. Average Daily Trips (ADT)

The proposed project will generate approximately 1,476 average daily site trips (ADT). As such, the appropriate ADT volumes are provided here for those streets within two (2) miles of the subject property. The AADT figures presented in Figure 4 are per the current Pima Association of Governments (PAG) publication of Traffic Volumes in Metropolitan Tucson and Eastern Pima County, or from ADOT. Level of Service D Capacity estimates from the *Florida Department of Transportation Generalized Annual Average Daily Volumes for Florida's Urbanized Areas* are also provided in Figure 4. The major segments in the vicinity of the project site are shown in Exhibit 1-H.

Three of the segments on River Road exceed the FDOT LOS D daily volume threshold of 35,800 vpd for a four lane roadway for the year 2012. ADTs on each of the SR 77 segments are well below the FDOT LOS D Capacity of 59,900 vpd for a six-lane state highway through 2016.

Figure 4, Average Daily Trips

Roadway	Segment	AADT	Year	Jurisdiction	Source	2014 Vol*	2016 No Project*	New Site Trips	2016 Total	LOS D Capacity***
State Route 77 (Oracle Road)	Prince Road to Roger Road	40,029	2012	ADOT	ADOT	41,630	43,231	369	43,600	59,900
	Roger Road to Wetmore Road	43,997	2012	ADOT	ADOT	45,757	47,517	369	47,886	59,900
	Wetmore Road to River Road	41,947	2012	ADOT	ADOT	43,625	45,303	369	45,672	59,900
	River Road to Orange Grove Road	40,386	2012	ADOT	ADOT	42,001	43,617	369	43,986	59,900
River Road	La Cholla Boulevard to La Canada Drive	38,834	2013	Pima Co	PAG	39,611	41,164	369	41,533	35,820
	La Canada Drive to SR 77	38,750	2011	Pima Co/COT	PAG	41,075	42,625	369	42,994	35,820
	SR 77 to Stone Avenue	37,168	2013	Pima Co/COT	PAG	37,911	39,398	1107**	40,505	35,820
	Stone Avenue to 1st Avenue	35,285	2013	Pima Co/COT	PAG	35,991	37,402	369	37,771	35,820
Flowing Wells Road	Wetmore Road to River Road	23,102	2012	Pima Co	PAG	24,026	24,950		24,950	35,820
La Canada Drive	River Road to Orange Grove Road	5,862	2013	Pima Co	PAG	5,979	6,214		6,214	35,820
Stone Avenue	River Road to Wetmore Road	15,997	2012	COT	PAG	16,637	17,277		17,277	29,160
1st Avenue	Wetmore Road to River Road	28,869	2012	COT	PAG	30,024	31,179		31,179	35,820
	River Road to Orange Grove Road	22,335	2012	Pima Co/COT	PAG	23,228	24,122		24,122	35,820
Via Entrada	River Road to 1st Avenue	489	2012	COT	PAG	509	528		528	10,700
Campbell Avenue	Prince Road to River Road	37507	2012	Pima Co	PAG	39,007	40,508		40,508	29,160
	River Road to Skyline Drive	12900	2012	COT	PAG	13,674	14,190		14,190	13,320
Orange Grove Road	La Canada Drive to SR 77	13,481	2013	Pima Co	PAG	13,751	14,290		14,290	15,930
	SR 77 to 1st Avenue	18,377	2013	Pima Co	PAG	18,745	19,480		19,480	15,930
Roller Coaster Road	La Canada Drive to SR 77	1,085	2011	Pima Co	PAG	1,150	1,194		1,194	10,700
Rudasill Road	SR 77 to 1st Avenue	2,749	2012	Pima Co	PAG	2,859	2,969		2,969	10,700
Wetmore Road	Flowing Wells Road to SR 77	21,757	2013	Pima Co/COT	PAG	22,192	23,062		23,062	29,160
	SR 77 to Stone Avenue	22,342	2013	COT	PAG	22,789	23,683		23,683	29,160
Limberlost Drive	SR 77 to Stone Avenue	6,920	2011	COT	PAG	7,335	7,612		7,612	29,160
Roger Road	Flowing Wells Road to SR 77	7,042	2013	COT	PAG	7,324	7,605		7,605	10,700
	SR 77 to Stone Avenue	10,123	2012	COT	PAG	10,325	10,730		10,730	14,000
Prince Road	Flowing Wells Road to SR 77	22,839	2010	COT	PAG	23,296	24,209		24,209	35,820
	SR 77 to Stone Avenue	13,633	2013	COT	PAG	14,724	15,269		15,269	35,820

*2%/Year Growth Rate assumed from AADT year

**Assumes 3/4 of 1476 ADT will enter/exit on River Road, but all trips will be equally dispersed along east/west River Road and north/south SR 77.

***2012 Florida Department of Transportation Generalized Annual Average Daily Volumes for Florida's Urbanized Areas

g. Existing Bicycle & Pedestrian Ways

There are bus routes and bike lanes on SR 77 north and south of River Road in the vicinity of the project. There are sidewalks south of River Road, and north of River Road up to the first project driveway. There are bus routes, bike lanes and sidewalks on River Road east and west of SR 77 in the vicinity of the project.

h. Planned Roadway Improvement Schedules

There are no planned roadway improvement projects on River Road or SR 77 in the vicinity of the project.

2. Distances from Site to Existing Nearby Driveways & Intersections

Nearby private driveways and street intersections in the vicinity of the subject property have been illustrated on Exhibit II-H (Distance Between Driveways).

3. Existing & Planned Transit Routes

The Tohono Tadaí Transit Center near the project site, several Sun Tran and Sun Shuttle routes travel on SR 77 and River Road in the vicinity of the project. The specific routes are listed in Figure 5. There are bus stops on each corner of the intersection of SR 77/River as shown in Exhibit I-H. The pull-out bus stop on the east side of SR 77 and north of River Road is directly adjacent to the site. It is located immediately south of the SR 77 project driveway. The bus stop includes a shelter, bench, and pull out.

Figure 5, Existing Bus Stop

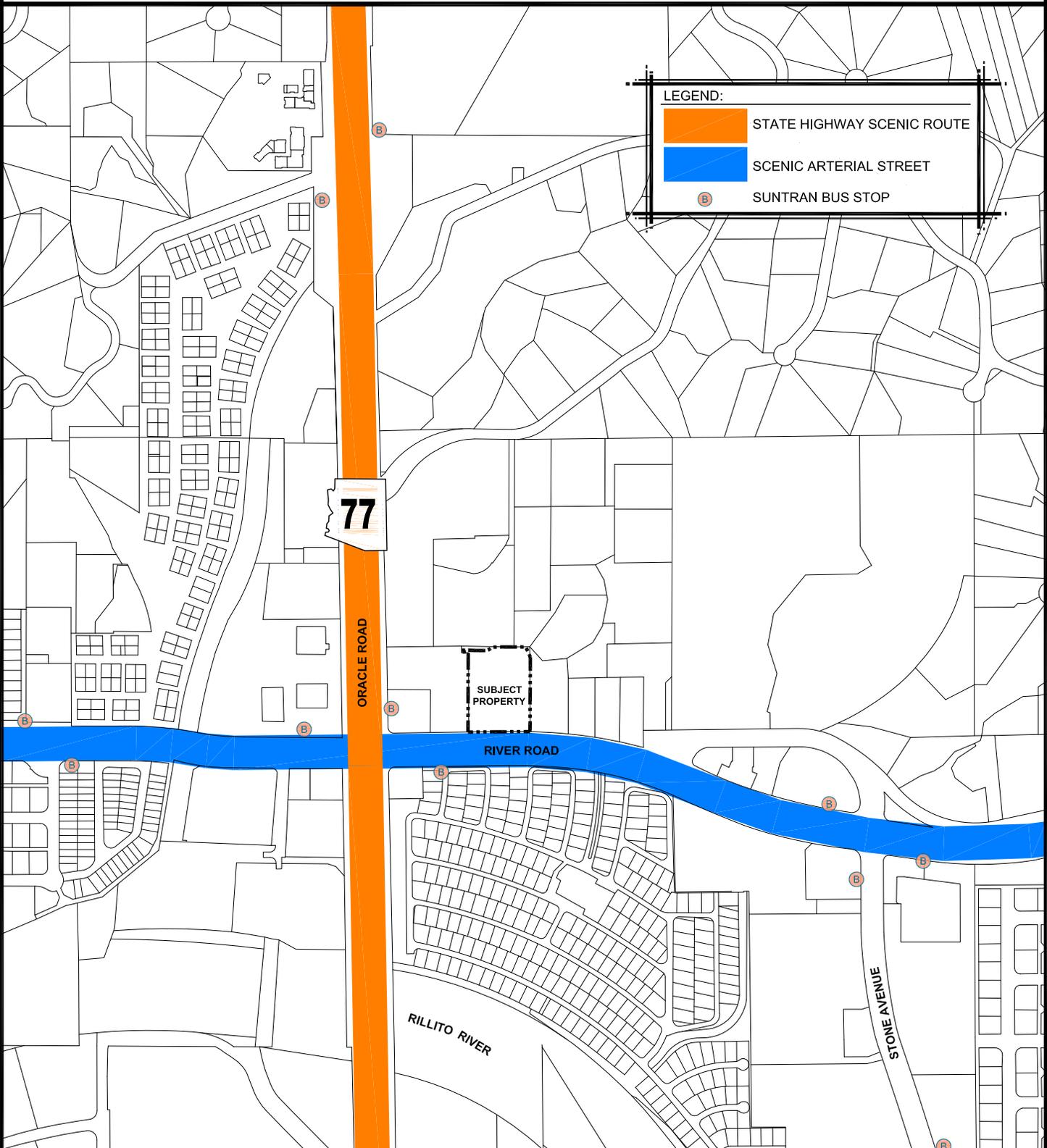


Figure 6, Sun Tran and Sun Shuttle Routes

Route	Name	Weekday Peak Period Headway
Sun Tran 6	S. Park Ave./N. 1 st Ave.	15 min
Sun Tran 10	Flowing Wells	30 min
Sun Tran 15	Campbell	15 min
Sun Tran 16	12 th Avenue/Oracle	10 min
Sun Tran 17	Country Club/29 th St.	30 min
Sun Tran 19	Stone	30 min
Sun Tran 34	Craycroft/Ft. Lowell	30 min
Sun Tran 61	La Cholla	30 min
Sun Tran Express 103X	Northwest-Downtown Express	30 min
Sun Tran Express 105X	Foothills-Downtown Express	30 min
Sun Tran Express 107X	Oro Valley-Downtown Express	30 min
Sun Tran Express 312X	Oro Valley-Tohono Express	60 min
Sun Shuttle 412	Thornycroft/River	80 min

LEGEND:

-  STATE HIGHWAY SCENIC ROUTE
-  SCENIC ARTERIAL STREET
-  SUNTRAN BUS STOP



ROUTE	EXISTING R.O.W.	MEET COUNTY STANDARDS	CONTINUOUS R.O.W.	TRAVEL LANES	POSTED SPEED	PRESENT ADT	CAPACITY ADT	BIKE LANE	IMPROVEMENTS TO BE COMPLETED
STATE ROUTE 77 ORACLE ROAD	200'	YES	YES	6	45 MPH	40,000	59,900	YES	NONE SCHEDULED
RIVER ROAD	150'	YES	YES	4	45 MPH	38,000	35,800	YES	NONE SCHEDULED
STONE AVENUE	100'	YES	YES	4	35 MPH	16,000	35,800	YES	NONE SCHEDULED

I-G. SEWERS

There is an existing 8" PVC (G-85-010) sewer line in the River Road right-of-way parallel to the site. Manhole 4237-01 is located near the eastern property line and appears to include a stub out to the project site. It is anticipated that the project will make a connection either to this stub out or directly to manhole # 4237-01

A letter from Pima County Regional Wastewater Reclamation Department states that there is conveyance and capacity currently available for this proposed project. The project is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor. Capacity is currently available for this project in the public sewer G-85-010, downstream from manhole 4237-01.

Refer to Figure 7.

LEGEND:

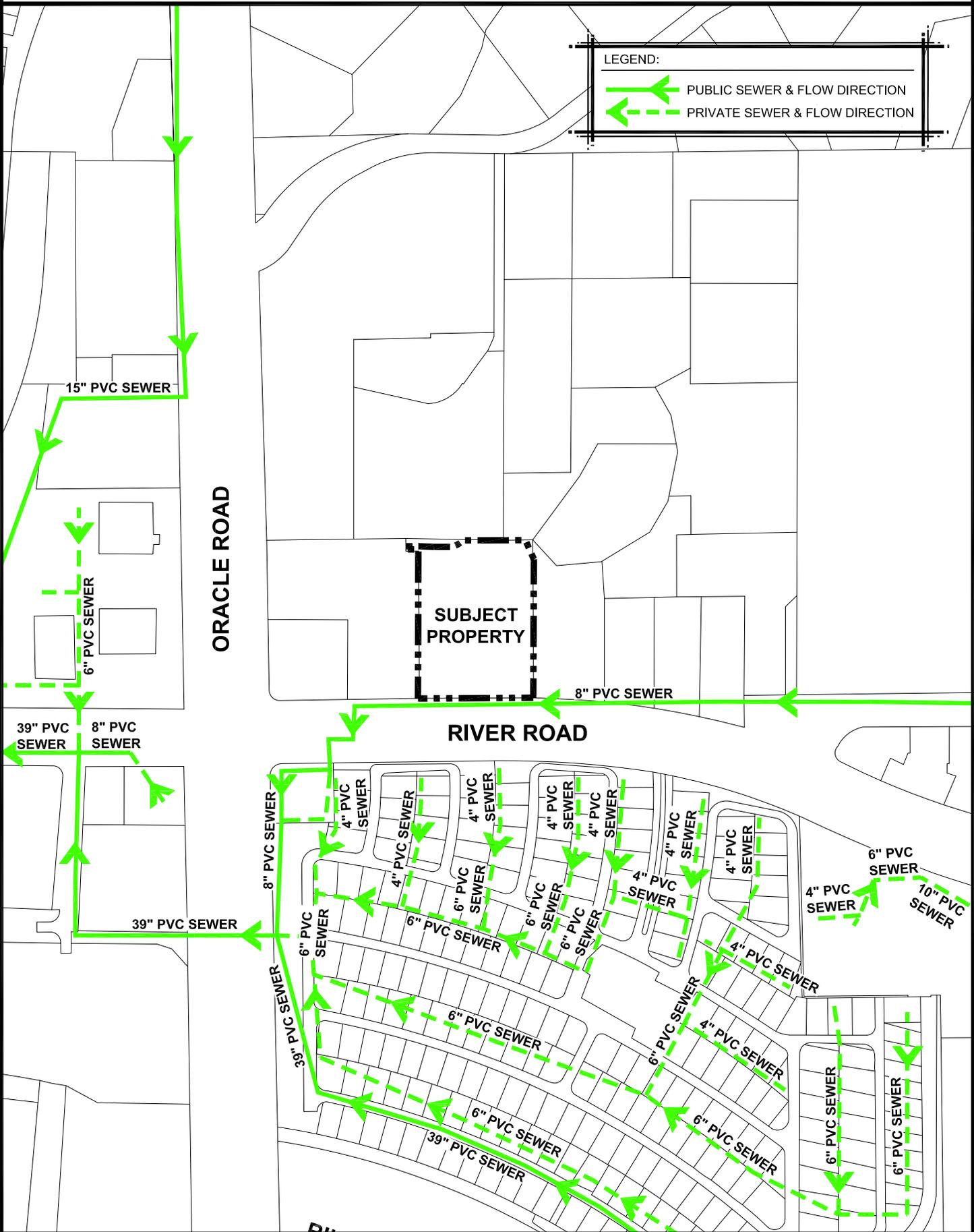
 PUBLIC SEWER & FLOW DIRECTION

 PRIVATE SEWER & FLOW DIRECTION

ORACLE ROAD

SUBJECT PROPERTY

RIVER ROAD

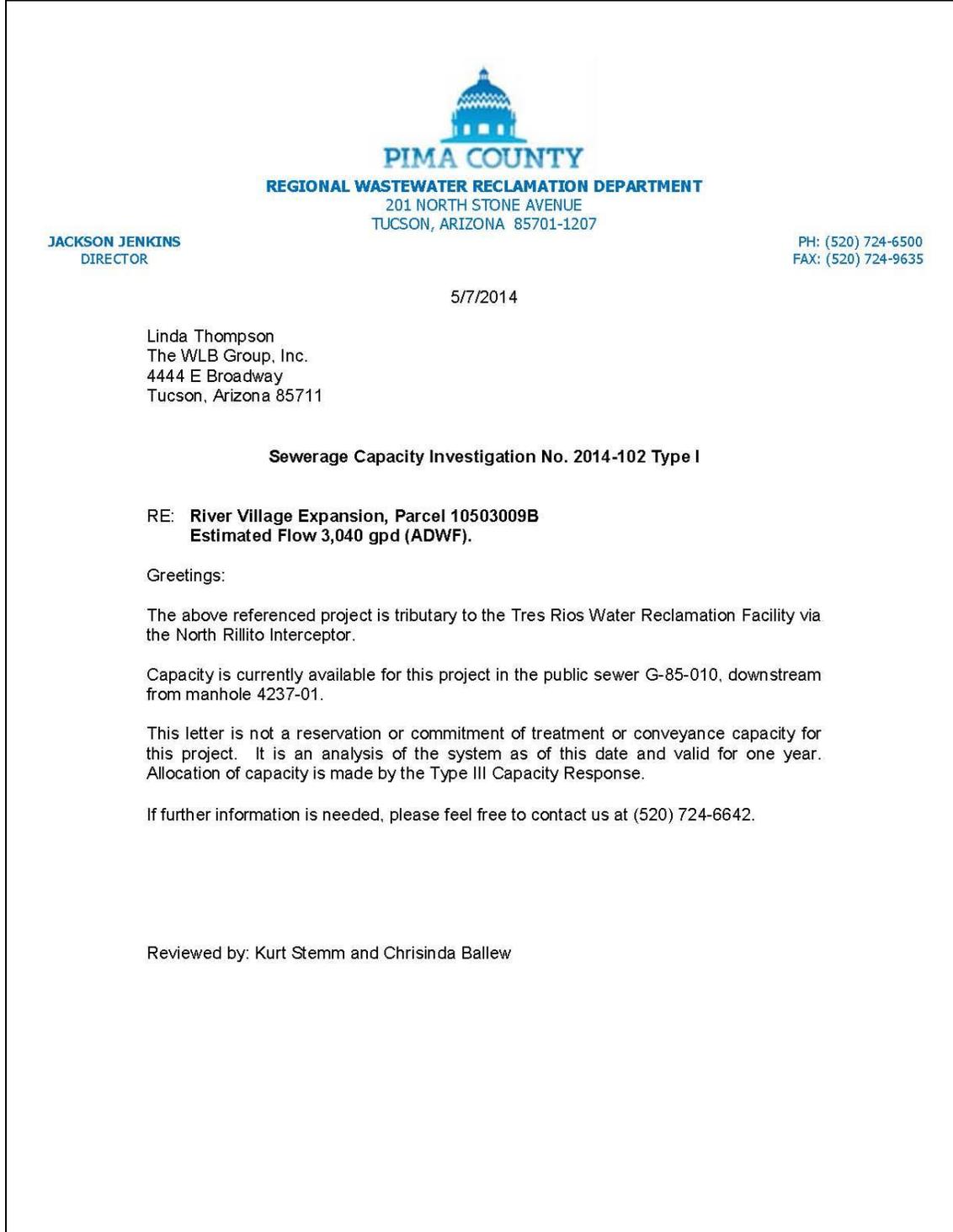


**RIVER VILLAGE SHOPPING CENTER EXPANSION
EXHIBIT I-I: EXISTING SEWERS**

2014.10.06
WLB No. 108022-B-001



Figure 7, Pima County Waste Water Letter

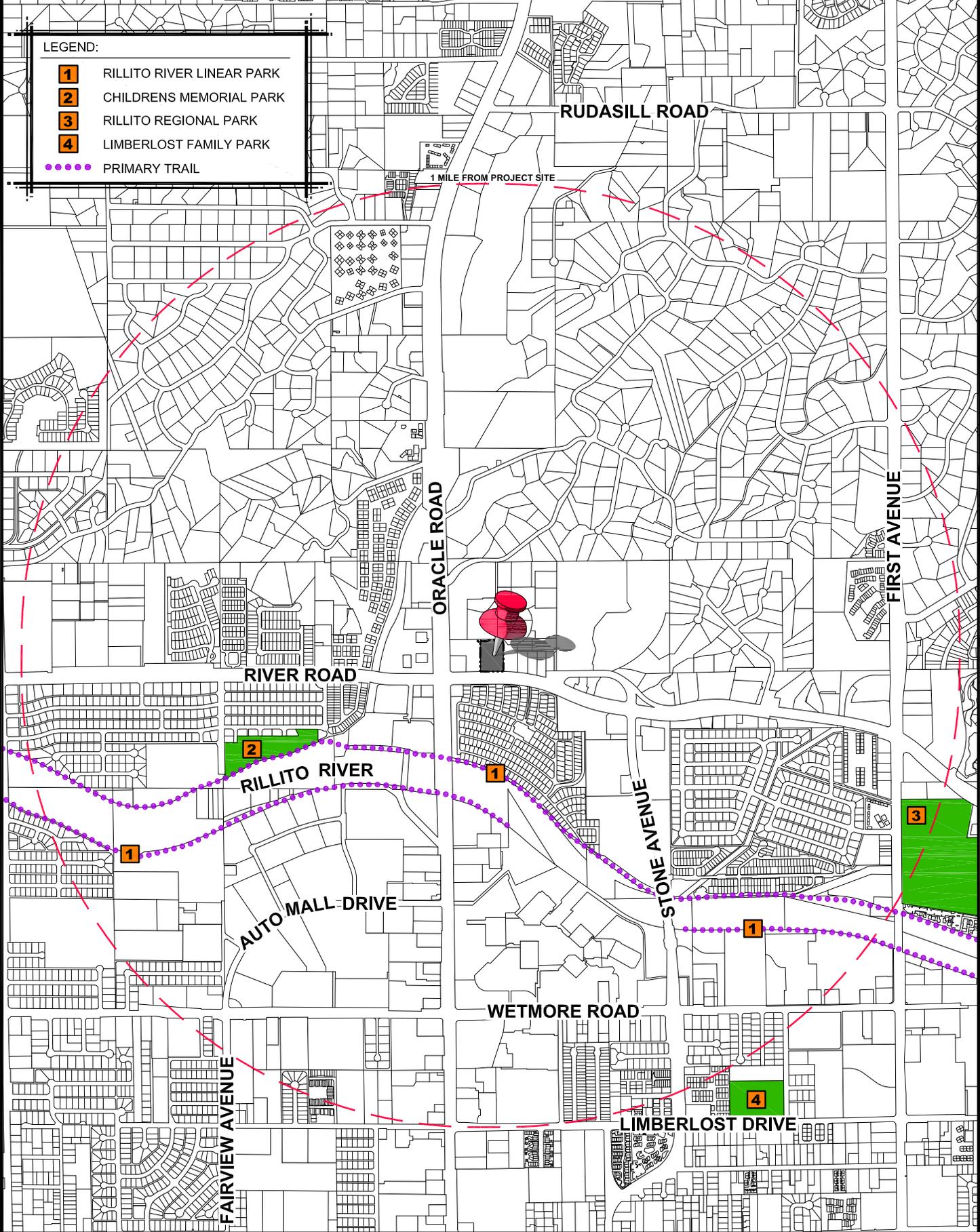


I-H. RECREATION AND TRAILS

There are no trails designated in the Eastern Pima County Trail System Master Plan. There is a striped bike lane along River and Oracle roads adjacent to the property. The project includes no changes to the existing bike lanes.

LEGEND:

- 1 RILLITO RIVER LINEAR PARK
- 2 CHILDRENS MEMORIAL PARK
- 3 RILLITO REGIONAL PARK
- 4 LIMBERLOST FAMILY PARK
- PRIMARY TRAIL



I-I. Cultural/Archaeological/Historic Resources

1. Please Refer To *Figure 8: Arizona State Museum Letter*.

- a. Determine whether the site has been field surveyed for cultural resources.

An archaeological records check was performed for this property at the Arizona State Museum in March 2014. This check indicated that the project area has not been surveyed. There have been nine archaeological sites identified within 1 mile of the site. Please find the archaeological records check letter on the following pages.

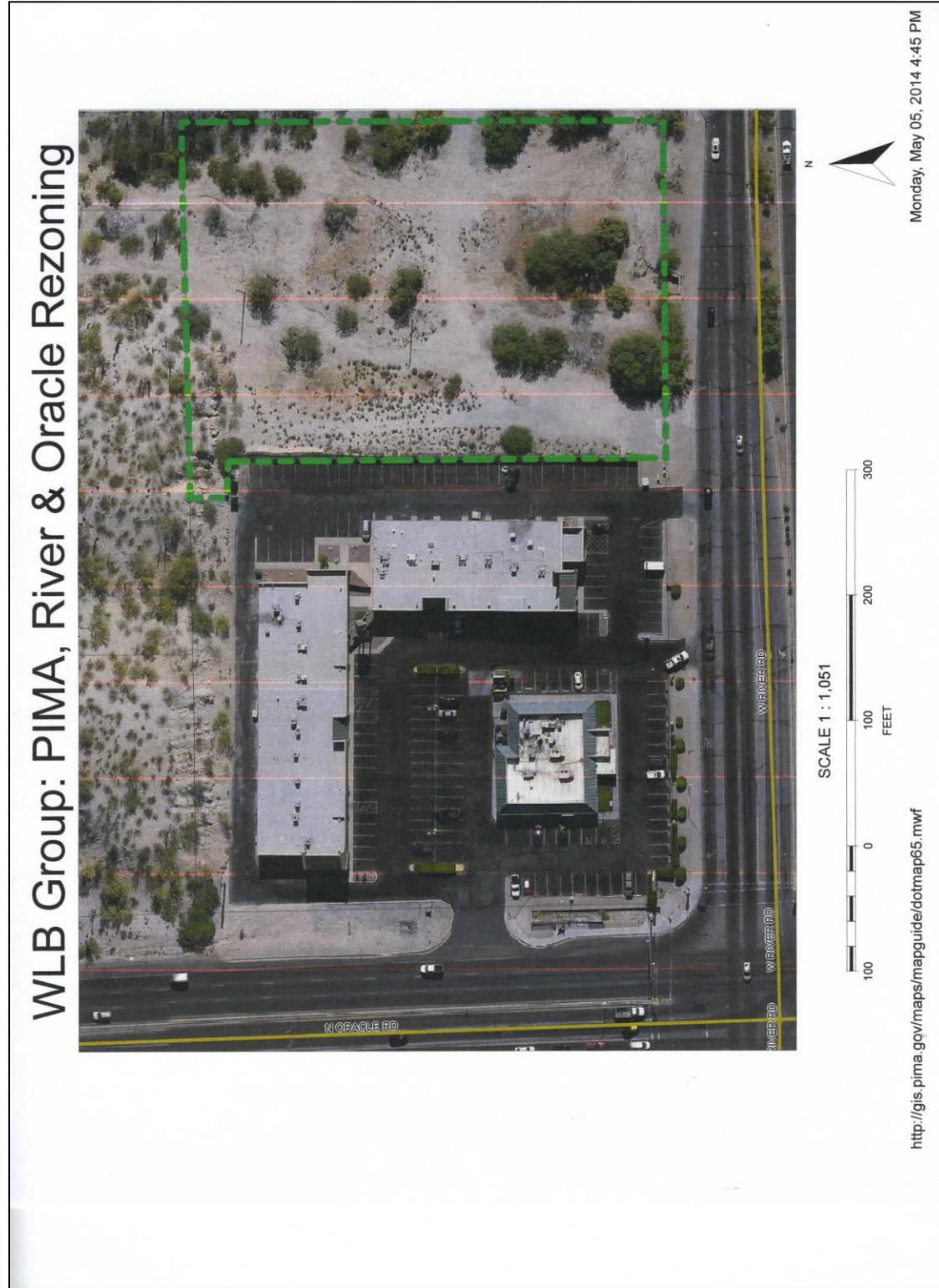
- b. Identify any previously recorded archaeological or historic resources known to exist on the property.

The site has not been surveyed therefore it is not possible to determine presence or absence of cultural features or artifacts. If any cultural resources are uncovered during site development, the State Museum will be notified immediately and appropriate steps will be taken to catalog and mitigate the find.

- c. State the probability that buried archaeological resources not visible from the surface would be discovered on the site.

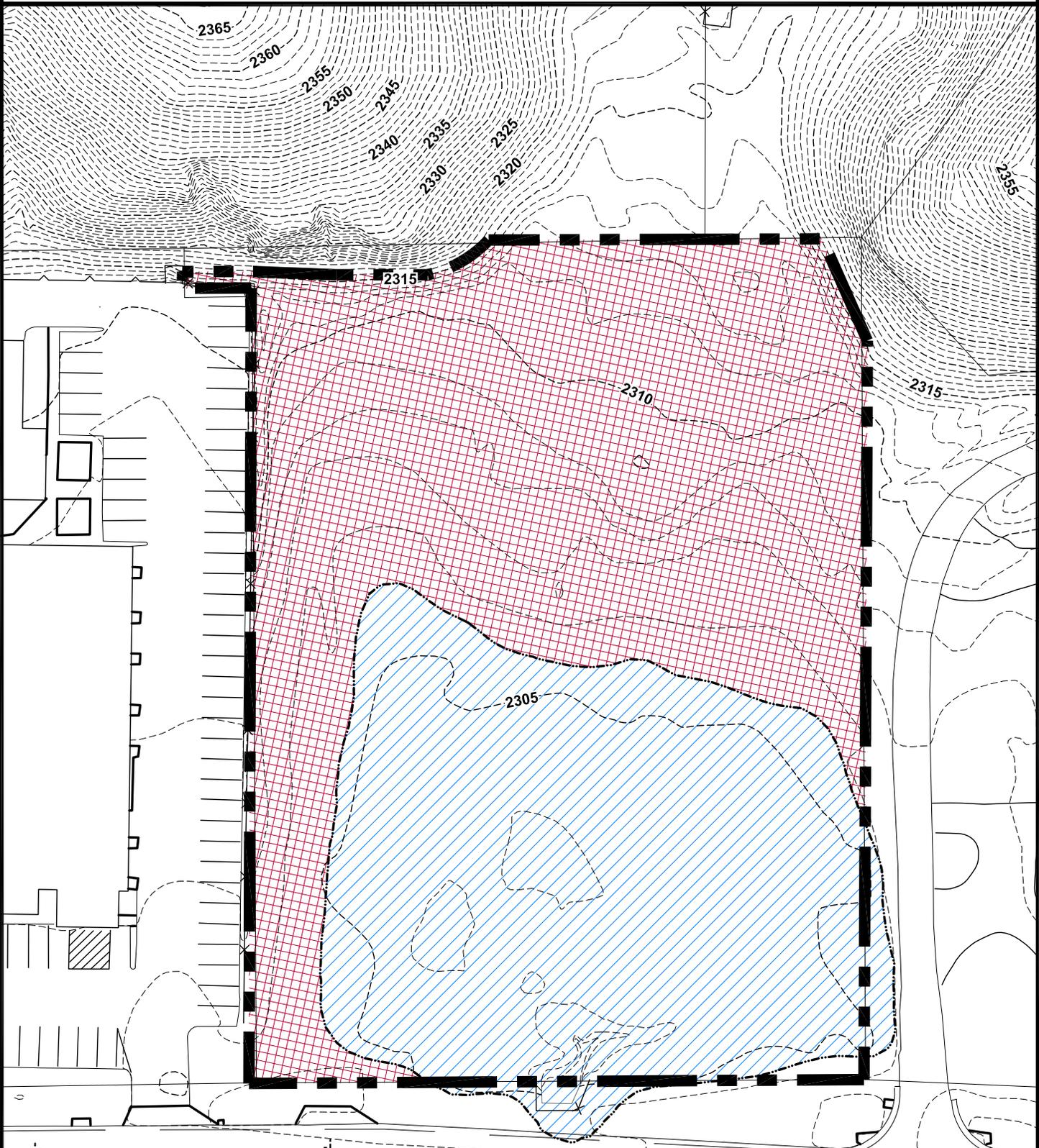
Because the project area has not been entirely inspected for cultural resources, it is not possible to predict the presence or absence of cultural features or artifacts. If any cultural resources are uncovered during site development, the State Museum will be notified immediately and appropriate steps will be taken to catalog and mitigate the find.

I-I. Cultural/Archaeological/Historic Resources (Continued)
Figure 8



I-J. AIR QUALITY

Based on the commercial nature of this development this section is not applicable. However, measures will be taken to help reduce any potential impacts to air quality. These steps include watering the site during construction and installation of silt fencing reducing fugitive dust. Further, all construction vehicles shall be properly maintained and idling shall be kept to a minimum.



LEGEND:

-  HIGH VISIBILITY
-  100-YEAR FLOODPLAIN PONDING LIMITS

RIVER ROAD



**RIVER VILLAGE SHOPPING CENTER EXPANSION
EXHIBIT I-N: COMPOSITE MAP**

2014.10.06
Contour Interval = 1'
WLB No. 108022-B-001



Part II - LAND USE PROPOSAL

II-A. PROJECT OVERVIEW

The proposal is to rezone the property from Mixed Dwelling Type (CR-4) to Local Business Zone (CB-1). This designation is consistent with the 3± acres directly west of the subject property. Those 3± acres are currently developed with a Denny's and multi tenant buildings.

Upon approval of the rezoning, the existing adjacent shopping center (River Village Center) will be reconfigured to integrate the subject property. Drive aisles and building footprints will be modified to provide reciprocal access between the two parcels, permitting ingress and egress to both River and Oracle Roads. A new building of 29,000± square feet will be constructed on the subject parcel. The north-south oriented retail building on the existing site will be reduced in size and the existing east-west oriented building will increase.

This project, with its proposed land use intensity as well as landscape and architectural standards, will work with and enhance the surrounding neighborhood and businesses. The development will provide additional commercial retail and office space in the area resulting in convenience to nearby residents and an increase in tax revenue to the County.

1. Multiple Zoning Designations

The subject property is currently designated as Mixed Dwelling Type (CR-4). The existing River Village Shopping Center is currently designated as Local Business Zone (CB-1). This application seeks to rezone the subject property consistent with the adjacent designations, allowing for the expansion of the River Village Shopping Center. Refer to exhibit II-B.

2. Characteristics of the proposed development

a. Best Use

The proposal is the best use of the site. The location on two major arterial roads, River and Oracle Roads is appropriate for commercial development. The traffic volume of these roads is preferred by commercial development, but undesirable for residential uses. The development will be able to expand the range of commercial services available to the surrounding community.

b. Conformance to Comprehensive Plan

The Comprehensive Plan designates the vacant 2.4± acres as Neighborhood Activity Center (NAC), while the existing center to the west is designated as Community Activity Center (CAC). Both designations allow the Local Business Zone (CB-1). Therefore, the proposed zoning designation conforms to the Comprehensive Plan designation.

c. Neighborhood Meetings

A neighborhood meeting was held on July 9, 2014. Five interested neighbors attended the meeting. Issues discussed included drainage, screening, off site private driveway, outdoor lighting and potential uses. Please see neighborhood meeting notes, attached as Appendix B.

d. Impacts to onsite and offsite land uses

The site is currently vacant, and therefore there will be no impacts to existing onsite land uses. However, as the site is the low point in the area stormwater collects before flowing through an existing culvert under River Road. The amount of water being discharged will not increase as a result of the project.

The rezoning will provide an opportunity for the River Village Shopping Center to be expanded, providing additional local good and services to the community and additional tax revenues to the County. River and Oracle Roads are both major arterial roads. There will be a minor increase in traffic on these roads as a result of the project, but not exceeding the capacity of the roadways.

e. Smart Growth

The development will contribute to smart growth by providing additional commercial amenities in close proximity to other similar uses and residential uses thereby reducing the amount and distance required to be traveled by vehicle. The location is easily accessible by both pedestrians and bicyclists.

f. Solar

The plan proposes to orient the buildings and windows to take advantage of passive solar heating and cooling. The site is designed in a way that could contain solar arrays or parking lots could include solar covered parking in the future

3. Pima County Zoning Code Compliance

a. Buffer Overlay Zone (Section 18.67.050)

Not applicable

b. Gateway Overlay Zone (Section 18.78.010)

Not applicable

c. Hillside Development Overlay Zone (Sections 18.61.050 and 18.61.060 B)

Not applicable

d. Cluster Development Option (Section 18.09.040)

Not applicable

d. Native Plant Preservation (Chapter 18.72)

The site includes a total of three trees onsite. Species include Palo Verde and Mesquites. Four of the trees are offsite and adjacent to River Road and are anticipated to be undisturbed. The remainder of the site is denuded of vegetation.

f. Historic Zone (Chapter 18.63)

Not applicable

g. Airport Environs and Facilities (Chapter 18.57)

Not applicable

II-B. PRELIMINARY DEVELOPMENT PLAN

1. The Preliminary Development Plan is included as an exhibit in this document. A removable overlay of the Preliminary Development Plan is included in a pocket following this section. In accordance with section 18.91.030E of the Pima County Zoning Code, the Preliminary Development Plan shows surveyed property boundaries and dimensions, internal circulation, adjacent public rights-of-way, and adjoining vacant and developed properties.

2. Project Specifications

a. Gross floor area

As previously mentioned, upon approval of the rezoning the development plan is to reconfigure the subject property and the site immediately west.

Please refer to the Preliminary Development Plan, Exhibit II-B1 and II-B2.

b. Building Heights

The roof lines will provide articulation and vary in height but will not exceed 39 feet. Refer to conceptual elevations. Please see exhibits II-B1 and II-B2, building elevations.

c. Total Number of Dwelling Units

No dwelling units are proposed in conjunction with this project.

d. Maximum Residential Density

As previously stated, there are no residential units proposed with this project.

e. Total Number of Parking Spaces

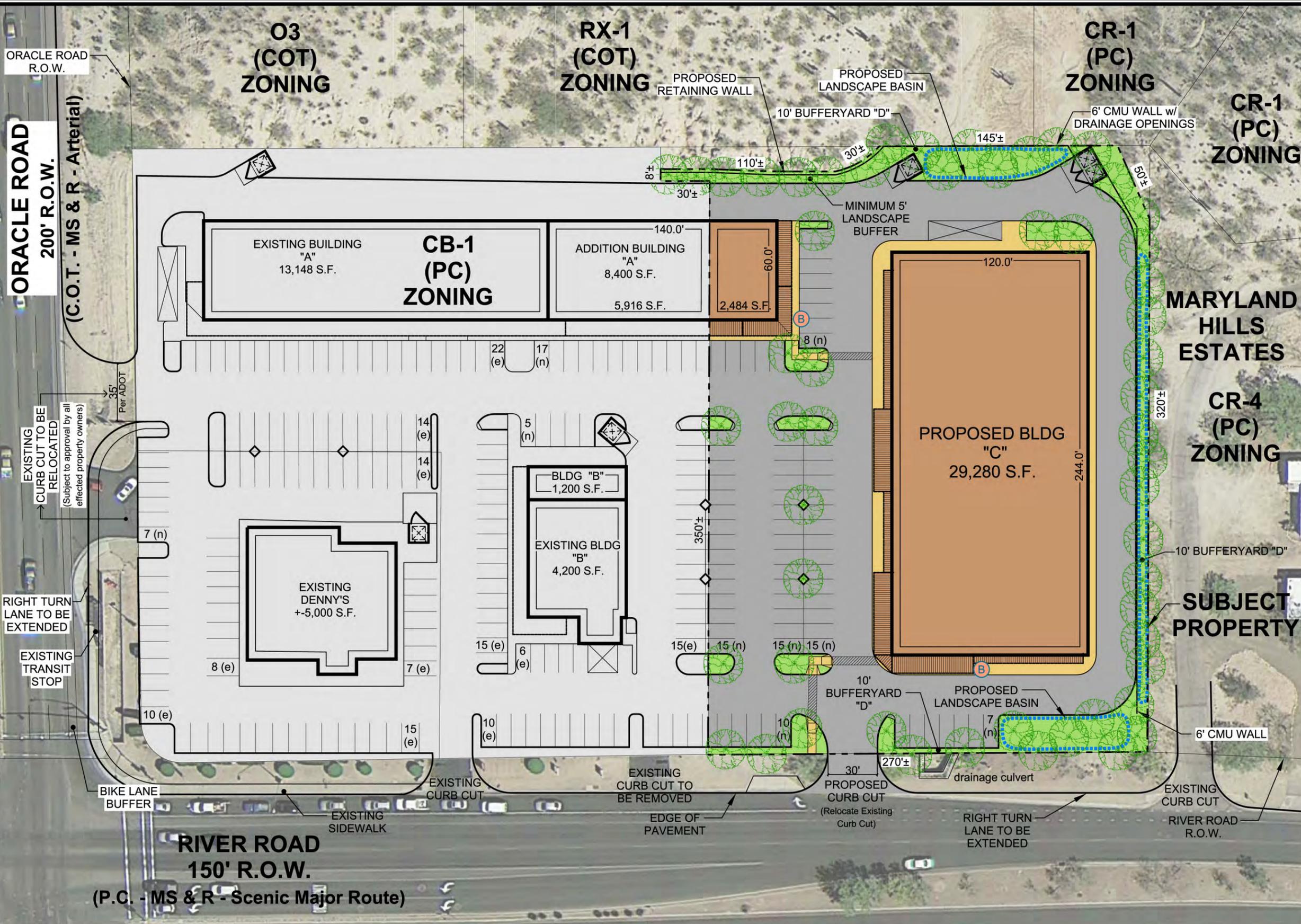
Please refer to the Preliminary Development Plan, Exhibit II-A.

f. Landscaping

The site includes a variety of desert native and drought tolerant landscape compliant with Pima County standards. The minimal onsite vegetation will be utilized to the greatest extent possible. Planter areas will receive ground cover material consisting of rock or decomposed granite.

g. Open Space

Landscaping will be provided along River Road buffering the development from the street and mobile home park on the south side of River Road. The parking areas will also provide landscaped islands and tree wells to provide shade, reducing the urban heat island effect.



PLAN SUMMARY:

EXISTING SITE:	
SHOPPING CENTER	22,148 S.F.
RESTAURANT	5,000 S.F.
TOTAL:	27,148 S.F.

COMBINED SITE:	
SHOPPING CENTER	56,708 S.F.
RESTAURANT	5,000 S.F.
TOTAL:	61,708 S.F.

(General Retail Shops requires parking at 3.5 spaces for each 1,000 s.f. of gross floor area per Table 18.75-1 Parking Spaces (Pima County Zoning))

(Restaurants: require 10 spaces per 1,000 s.f. of gross floor area per Table 18.75-1 Parking Spaces (Pima County Zoning))

Calculation used:
3.5:1000 ratio for shopping plaza
10:1000 ratio for Denny's

PARKING SPACES REQUIRED:

SHOPPING CENTER:	197
RESTAURANT:	50
TOTAL PARKING SPACES REQUIRED:	247

PARKING SPACES PROVIDED:

SHOPPING CENTER:	174
RESTAURANT:	61
TOTAL PARKING SPACES PROVIDED:	235

LOADING ZONE: (LOW INTENSITY PER BLDG)

LESS THAN 10,000 S.F.:	0
10,000 TO 29,999 S.F.:	1
TOTAL REQUIRED:	2
TOTAL PROVIDED:	2

MINIMUM SETBACK REQUIREMENTS:

FRONT:	25'
SIDE:	0'
REAR:	25'

BUILDING HEIGHT:

MAXIMUM:	39'
----------	-----

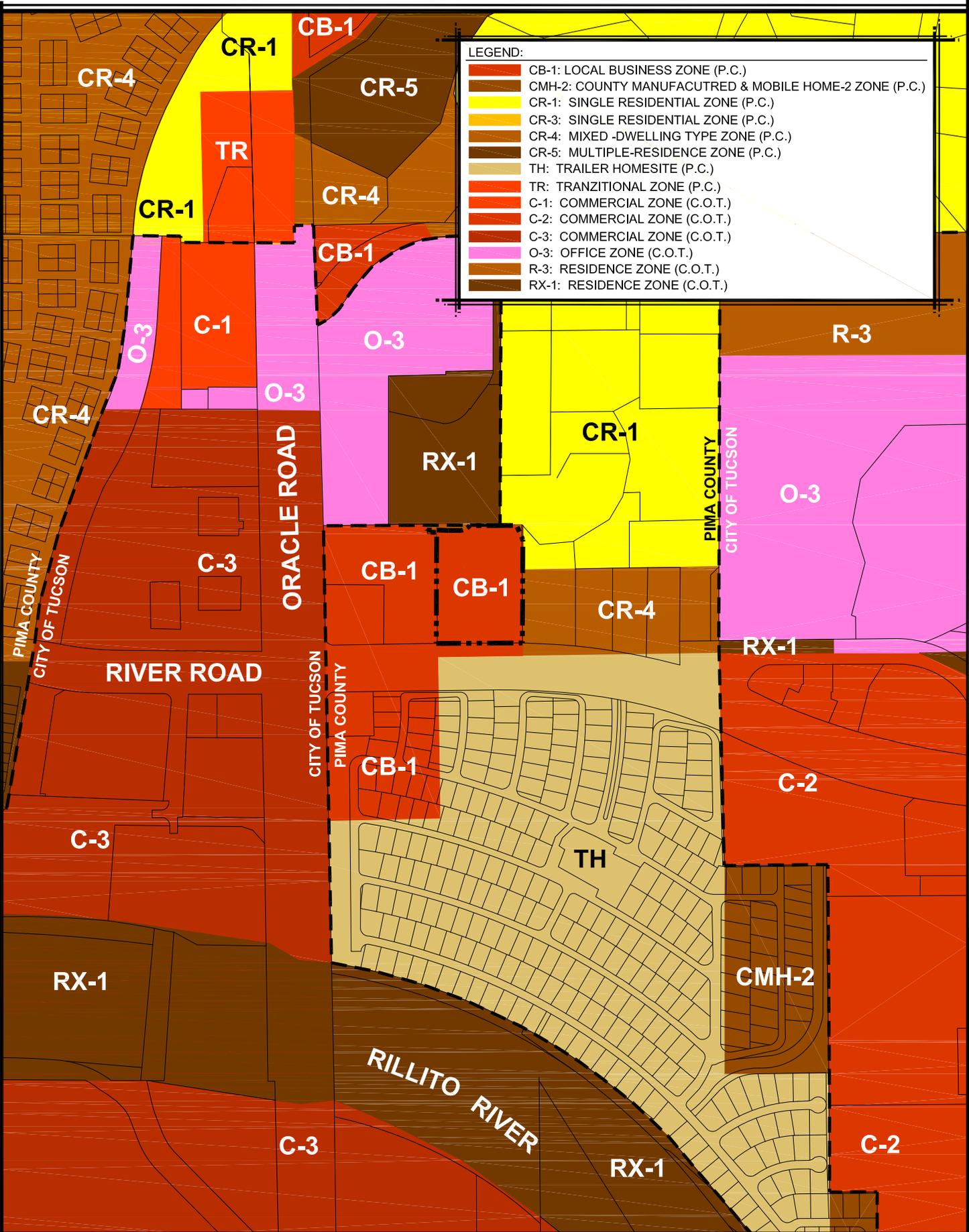
- NOTES:**
- THERE ARE NO AREAS OF THE SITE THAT ARE AFFECTED BY THE HILLSIDE DEVELOPMENT OVERLAY ZONE.
 - RECONFIGURATION OF EXISTING SHOPPING CENTER SHOWN FOR INFORMATION PURPOSES ONLY, AND IS NOT A PART OF THIS APPLICATION.

LEGEND:

	AREA NOT A PART OF THIS APPLICATION
	PROPOSED LANDSCAPE BASIN
	BICYCLE PARKING

LEGEND:

- CB-1: LOCAL BUSINESS ZONE (P.C.)
- CMH-2: COUNTY MANUFACTURED & MOBILE HOME-2 ZONE (P.C.)
- CR-1: SINGLE RESIDENTIAL ZONE (P.C.)
- CR-3: SINGLE RESIDENTIAL ZONE (P.C.)
- CR-4: MIXED -DWELLING TYPE ZONE (P.C.)
- CR-5: MULTIPLE-RESIDENCE ZONE (P.C.)
- TH: TRAILER HOMESITE (P.C.)
- TR: TRANSITIONAL ZONE (P.C.)
- C-1: COMMERCIAL ZONE (C.O.T.)
- C-2: COMMERCIAL ZONE (C.O.T.)
- C-3: COMMERCIAL ZONE (C.O.T.)
- O-3: OFFICE ZONE (C.O.T.)
- R-3: RESIDENCE ZONE (C.O.T.)
- RX-1: RESIDENCE ZONE (C.O.T.)





Southwest Elevation



II-C. TOPOGRAPHY AND GRADING

1. Slopes greater than 15%

The subject property is relatively flat and no significant slopes will be impacted as a result of this development.

2. Hillside Development Zone

No areas of this development are subject to the Hillside Development Overlay Zone, Chapter 18.61 of the Pima County Zoning Code.

3. Percentages of site

The entire 2.2± acres will be developed to accommodate the shopping center.

4. Grade changes exceeding 5-feet

Due to this lot being the low point on the north side of River Road, the grading will include import of fill material to elevate the site above the 100 year flood plain. Approximately five feet of fill will be required to accomplish this.

5. Cluster Development

The proposal is not for a cluster development and this section is not applicable.

LEGEND:



TOTAL SITE AREA: 2.2± Ac.

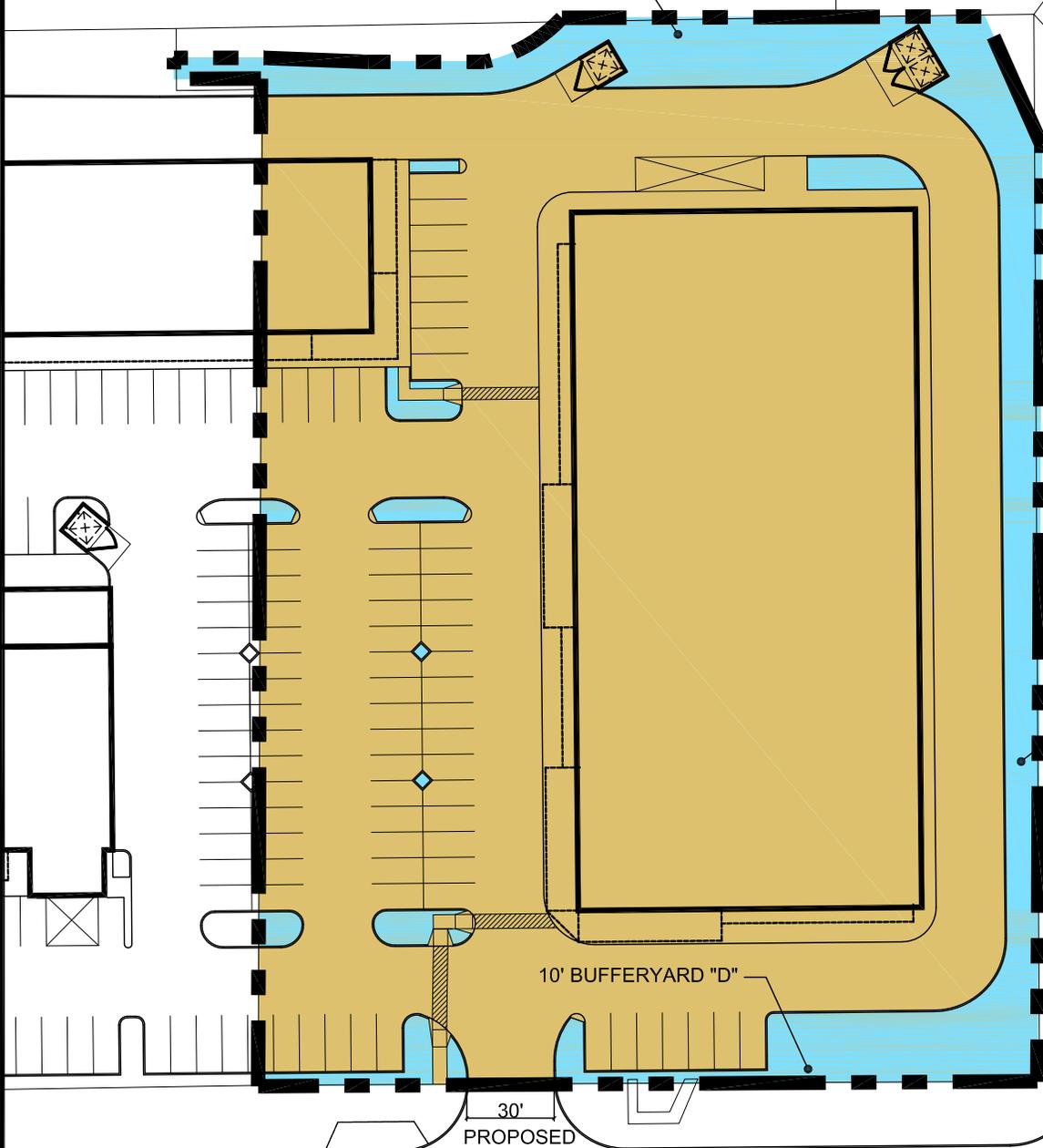


AREAS TO BE DEVELOPED: 1.9± Ac. (86%)



FUNCTIONAL OPEN SPACE TO BE REVEGETATED: 0.3± Ac. (14%)

10' BUFFERYARD "D"



10' BUFFERYARD "D"

10' BUFFERYARD "D"

30'
PROPOSED
CURB CUT

EXISTING
CURB CUT

RIVER ROAD



0'



60'

II-D. HYDROLOGY

1. EFFECT OF THE DEVELOPMENT OF THE DRAINAGE PATTERNS OF THE SITE

The preliminary development plan will respond to the hydrologic characteristics identified in the site inventory by capturing water entering the site on the north and east in the landscape buffer yards. The water will be retained in basins located on the north, south, and east landscape areas as well as in the parking lot landscaping. The water will be carried through the site and deposited into the existing culvert at the same amount as today. Retention will be provided in the bufferyards to reduce the incremental increase of the proposed development.

2. ENCROACHMENT OF 100-YEAR FLOODPLAIN, PIMA COUNTY REGULATED RIPARIAN HABITAT, AND EROSION HAZARD SETBACKS.

The site is not in a designated FEMA flood hazard area. However, due the low elevation of the site and the culvert installed under River Road water ponds on the site and results in a large portion of the site being located within a 100 year flood plain. Development of the site will eliminate the ponding and associated floodplain delineation. There are no washes or regulated riparian areas on the site. There is a 25 foot erosion hazard setback from the boundaries of the 100 year floodplain.

3. POST-DEVELOPMENT WATER DISCHARGE

The post-development discharges flowing onto the project site will not change. The post-development discharges exiting the site will not exceed today's as required by the balanced basin criteria. Onsite detention and retention will be provided to comply with RFCD criteria for balanced basins. The total storage requirement for this project has been estimated to be about 7,500± cubic feet. This will be accomplished using multiple basins of varying size as depicted in exhibit II-D.

4. ENGINEERING AND DESIGN FEATURES THAT WILL BE USED TO MITIGATE DRAINAGE AND EROSION PROBLEMS

The engineering design features that will be needed to mitigate drainage and erosion problems will include channelization. The water will be captured in channels as it enters on the north and east side of the project. The water will be carried to the existing culvert which crosses under River Road. The discharge into the culvert will remain the same as it is today. Incremental increase will be captured by onsite retentions basins.

5. BASIN MANAGEMENT POLICIES AND OTHER PIMA COUNTY POLICIES RELATING TO FLOOD CONTROL

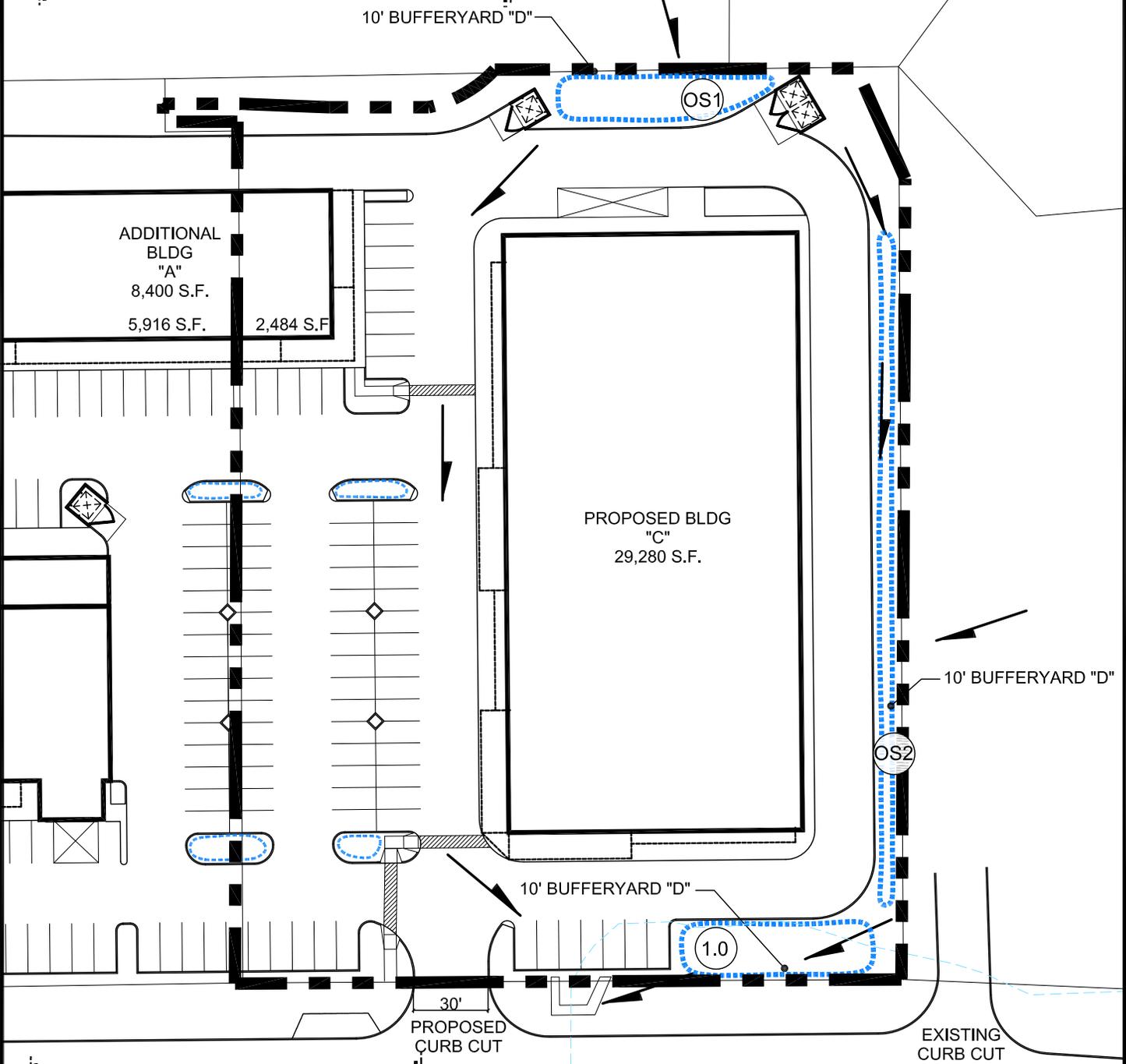
The preliminary development plan conforms to all applicable area plan policies related to drainage, the Pima County Floodplain Management Ordinance, and Pima County drainage development design criteria. This includes the balanced basin criteria for stormwater detention/retention storage.

LEGEND:

-  PROPOSED LOCATION OF LANDSCAPE BASIN
-  PROPOSED FLOW DIRECTION
-  EXISTING WASH (LESS THAN 500 c.f.s.)
-  CONCENTRATION POINT

TABLE OF 100-YEAR DEVELOPED PEAK DISCHARGE:

CONC. PT	DRAINAGE AREA (ac)	Q100 (cfs)
1.0	17.7	124
OS1	7.0	46
OS2	8.0	53



NOTE:

EXACT LOCATION OF LANDSCAPE BASINS TO BE DETERMINED DURING THE FINAL SUBMITTAL

RIVER ROAD

II-E. BIOLOGICAL RESOURCES

1. IMPACTS TO IMPORTANT VEGETATION

The site has a total of three mesquite and palo verde trees onsite. Four trees are located offsite, adjacent to River Road. These trees are anticipated to be included into the landscape plan. There are no saguaros, ironwood trees, pineapple cacti or other significant vegetation onsite.

2. CONSERVATION LANDS SYSTEM

The site is not considered an Important Riparian Area or located within the Conservation Lands System.

II-F. LANDSCAPE AND BUFFER PLAN

1. See the Preliminary Development Plan for the locations of the proposed bufferyards.
2. Per Section 18.73 of the Pima County Zoning Code, a 10' bufferyard 'D' has been provided along the project perimeter in areas where development within this project will occur adjacent to the CR-4 designation and River Road. In order to minimize impact to the slope along the rear property line an approximate 10 foot buffer yard will be provided.
3. As previously stated, there are three mesquite and Palo verde trees located on the site. Four trees occur offsite, adjacent to River Road and will be included into the project landscaping. One tree on the far northwestern corner is anticipated to be protected in place while the other along the eastern property line will possibly be removed to accommodate grading and drainage improvements.

II-G. VIEWSHEDS

1. The structures built on the subject property will not exceed 39 feet in height. Some immediate, lower foreground views of the foothills may be obstructed to the Friendly Village Mobile Home Park, however the larger views of the Santa Catalina Mountains will not be negatively affected.
2. Mitigation measures that will be used to minimize visual impacts from offsite land uses include, strategically placed built structures and landscape bufferyards.

II-H. TRANSPORTATION

1. PROJECT ACCESS

All access to and from the site occurs via the major streets (SR 77 and River Road) that border the property. Three driveways exist serving the existing shopping center, two on River and one on SR 77. Each allows right-in/right-out access only due to the raised medians on River Road and SR 77. Another proposed driveway on River Road will provide access to the extension of the project and to the vacant parcel.

An existing curb cut providing access to the vacant parcel will be closed and the proposed driveway on River Road to the vacant parcel will be located approximately ten feet east of the existing curb cut. The second existing driveway east of the River Road/SR 77 intersection is to be closed to meet Pima County driveway spacing requirements as indicated in the *Pima County Subdivision and Development Street Standards* to the fullest extent possible.

2. FUTURE OFF-SITE ROAD IMPROVEMENTS FOR SITE ACCESS

Adding the new driveway on River Road for the currently vacant parcel will require the extension of the right turn lane on the north side of River Road. Storage length for this turn lane should be a minimum of 110 feet. The approach taper should begin immediately after the private driveway east of the vacant parcel.

Other improvements on River Road and SR 77 will be made in conjunction with the project and will be done at the developer's expense. These include sidewalk improvements and the potential removal and relocation of existing driveways on River Road.

ADOT reviewed a preliminary traffic impact study for this project and requested that the existing SR 77 driveway (which is not within the proposed rezoning area) be relocated to the north to provide additional turn lane storage length. The existing access point along SR 77 is within property not owned or controlled by the applicant for this proposed rezoning. We will approach that property owner about ADOT's desire to have that access point relocated. However, we do not have the legal right to cause the access relocation to occur.

3. IMPACT TO AVERAGE DAILY TRAVEL

The trip-generation was estimated by applying average rates from Institute of Transportation Engineers; (ITE) Trip Generation Manual (9th Edition). The rate of 42.70 trips per every 1,000 SF of gross floor area (GFA) for a "Shopping Center" (ITE LU Code 820) results in 1,476 new gross trips associated with an additional 35,460 square feet in the total building(s) area.

The site currently has 27,148 square feet of building area so the total area with the project built out will be 61,708 square feet.

It is reasonable to assume that these trips will effectively be apportioned between the two adjacent public streets such that 1/2 of them (738 ADT) will be added to SR 77 and the same proportion to River Road. The volumes on each street are assumed to then be split evenly north/south and east/west. Although we anticipate an estimated 50/50 split of trips distributed on SR 77 and River Road, we have assumed that most (75%) traffic will enter/exit via the River Road driveways based on the number of driveways and the location of the new building on the east side of the project site.

These estimated figures, when added to the build out traffic counts on SR 77 and River Road in 2016 yield a total post-development traffic count of 47,900 ADT for SR 77 and 43,000 ADT for River Road. The SR 77 volume is still well below the LOS D roadway capacities of 59,900 VPD for SR 77 and will operate at LOS C (capacity threshold of 58,400 vpd). The estimated 369 site trips added to each segment east and west of SR 77 contributes less than one percent of the daily traffic on River Road which is already over the LOS D capacity of 35,800 vpd. The volumes are provided in the Site Inventory Section, F. Transportation.

4. TRAFFIC IMPACTS ON LOCAL STREETS

The project's location at the intersection of two major streets will focus impacts to the adjacent major arterials (SR 77 and River Road). Little to no impact is anticipated on the existing local and neighborhood streets in the area.

5. PEDESTRIAN AND BICYCLE MOVEMENT

The sidewalk along River Road should be reconstructed in the vicinity of the proposed relocated driveway. Bicycle lanes already exist along River Road and SR 77 and will facilitate bicycle access to the site.

6. ON-SITE ROAD RIGHTS-OF-WAY

All on-site vehicular circulation elements will be private; no new rights-of-way (public or otherwise) are proposed.

7. TRANSPORTATION CONCURRENCY

The project would be categorized as having a "secondary transportation concurrency concern" based on Pima County's Concurrency policy. However, the additional trips associated with the project expansion will not substantially contribute (less than 3 percent on River Road) to traffic volumes on Pima County roadways. In addition, the project is an infill project and outside the Conservation Land System. As such, we believe that the site will not significantly impact traffic in the area.

8. TRAFFIC IMPACT STUDY

The proposed project does meet the threshold for a Traffic Impact Study. Curt Luek and Associates have contributed to this site analysis to provide the traffic analysis provided herein.

9. AUTOMOBILE DEPENDENCY

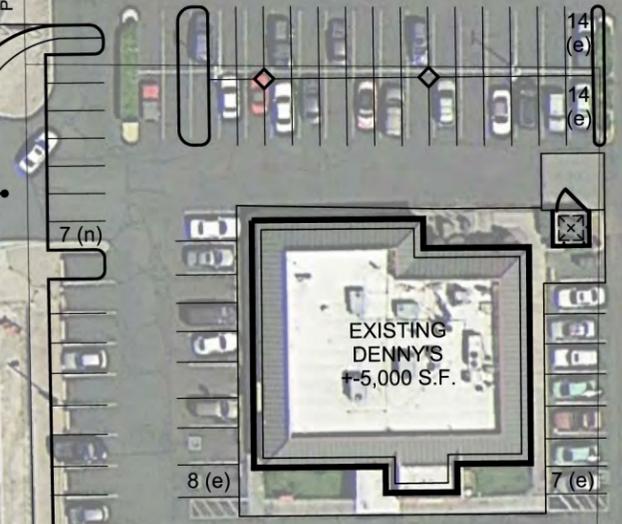
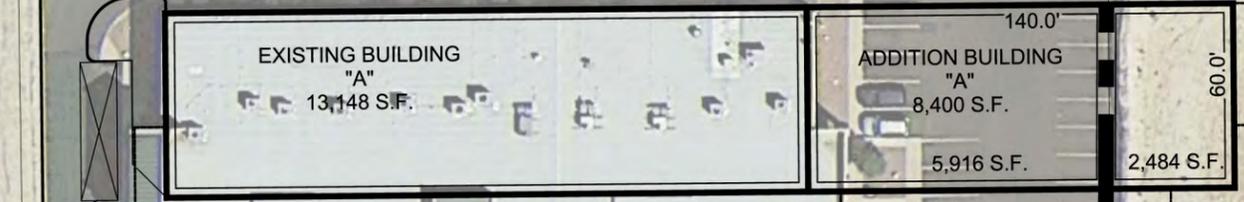
The project's contribution to alternative modes, pedestrian connectivity to the project, reduction in surrounding vehicle trips and travel times, and other sustainability principles were discussed at length in Section II-A.2.b of this Site Analysis (Project Overview). We refer the reader to that discussion rather than reiterating the same material here.

ORACLE ROAD
R.O.W.

ORACLE ROAD
200' R.O.W.
(C.O.T. - MS & R - Arterial)

EXISTING CURB CUT TO BE RELOCATED
(Subject to approval by all effected property owners)

RIGHT TURN LANE TO BE EXTENDED



RIVER ROAD
150' R.O.W.
(P.C. - MS & R - Scenic Major Route)

EXISTING CURB CUT TO BE RELOCATED

RIGHT TURN LANE TO BE EXTENDED

RIVER ROAD R.O.W.

PLAN SUMMARY:

EXISTING SITE:

SHOPPING CENTER	22,148 S.F.
RESTAURANT	5,000 S.F.
TOTAL:	27,148 S.F.

COMBINED SITE:

SHOPPING CENTER	56,708 S.F.
RESTAURANT	5,000 S.F.
TOTAL:	61,708 S.F.

(General Retail Shops requires parking at 3.5 spaces for each 1,000 s.f. of gross floor area per Table 18.75-1 Parking Spaces (Pima County Zoning))

(Restaurants: require 10 spaces per 1,000 s.f. of gross floor area per Table 18.75-1 Parking Spaces (Pima County Zoning))

Calculation used:
3.5:1000 ratio for shopping plaza
10:1000 ratio for Denny's

PARKING SPACES REQUIRED:

SHOPPING CENTER:	197
RESTAURANT:	50
TOTAL PARKING SPACES REQUIRED:	247

PARKING SPACES PROVIDED:

SHOPPING CENTER:	174
RESTAURANT:	61
TOTAL PARKING SPACES PROVIDED:	235

LOADING ZONE: (LOW INTENSITY PER BLDG)

LESS THAN 10,000 S.F.:	0
10,000 TO 29,999 S.F.:	1
TOTAL REQUIRED:	2
TOTAL PROVIDED:	2

MINIMUM SETBACK REQUIREMENTS:

FRONT:	25'
SIDE:	0'
REAR:	25'

BUILDING HEIGHT:

MAXIMUM:	39'
----------	-----

NOTES:

- THERE ARE NO AREAS OF THE SITE THAT ARE AFFECTED BY THE HILLSIDE DEVELOPMENT OVERLAY ZONE.
- RECONFIGURATION OF EXISTING SHOPPING CENTER SHOWN FOR INFORMATION PURPOSES ONLY, AND IS NOT A PART OF THIS APPLICATION.

II-I. ON-SITE WATEWWATER TREATMENT AND DISPOSAL

Septic tanks will not be used for this project.

II-J. SEWERS

1. The project will connect to the Pima County Wastewater system. A letter from Pima County Regional Wastewater Reclamation Department states that there is conveyance and capacity currently available for this proposed project. The project is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor. Capacity is currently available for this project in the public sewer G-85-010, downstream from manhole 4237-01.
2. There is an existing 8" PVC (G-85-010) sewer line in the River Road right-of-way parallel to the site. Manhole 4237-01 is located near the eastern property line and appears to include an 8" stub out to the project site. It is anticipated that the project will make a connection either to this stub out or directly to manhole # 4237-01

PROPOSED BLDG
"C" 29,280 S.F.

8" PVC SEWER

4237-01

RIVER ROAD

LEGEND:



EXISTING MANHOLE



EXISTING SEWER AND FLOW



PROPOSED SEWER CONNECTION



RIVER VILLAGE SHOPPING CENTER EXPANSION
EXHIBIT II-J: SEWER CONNECTION

2014.10.06
WLB No. 108022-B-001



0'



60'

II-K. WATER

This project will be served by Tucson Water. A 12" PVC line is located in River Road. A 6" water line runs north from this in an easement located on the parcel's east side. The pipe starts as PVC and transitions to concrete asbestos. The River Village development also has existing onsite private mains which may be utilized for this development.

Refer to Preliminary Integrated Water Management Plan (PIWMP) for requirements

II-L. SCHOOLS

The project will not include residential uses and will not impact the local schools.

II-M. RECREATION & TRAILS

1. ON-SITE RECREATION ELEMENTS

The rezoning is to allow development of future commercial retail buildings. Therefore no recreation elements are proposed in conjunction with this site.

2. OWNERSHIP OF OPEN SPACES

There are no open spaces proposed with the project.

3. PROPOSED TRAILS

There are no trails located on or adjacent to the project site. The bike lanes on River and Oracle Roads will not be impacted by this project.

II-N. CULTURAL/ARCHAEOLOGICAL/HISTORIC RESOURCES

- 1.** The Arizona State Museum determined that no previous archaeological or historical resource surveys were found for the site. Determination will be made by Pima County as to whether further research is required to proceed. Due to the areas being surrounded by development and being denuded of most vegetation it is not likely that resources will be found onsite.
- 2.** Following site analysis approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
- 3.** In the event that cultural resources are revealed during ground-disturbing activities, all construction shall cease, and consultation shall be initiated with Arizona State Museum (ASM) to assess the potential significance of any unearthed materials (ARS §14-841). If human skeletal remains or funerary objects are discovered, ASM will be contacted immediately (ARS §41-865 & §41-844).

II-O. ENVIRONMENTAL QUALITY

1. METHODS FOR CONTROLLING DUST/POLLUTION DURING PROJECT CONSTRUCTION

Water trucks and silt fences will be utilized during construction to help mitigate dust. All vehicles will meet current air quality standards and idling will be limited to minimize pollution.

II-P. AGREEMENTS WITH SURROUNDING PROPERTIES

None needed.

APPENDICES

**Appendix A:
PIWMP**

Attachment A, Preliminary Integrated Water Management Plan (PIWMP)

1. WATER CONTEXT MAP

The water context map must be at a scale appropriate to show the property in adequate detail relative to the existing roadways and other developments. Depicting the location of the proposed project on an aerial photo is preferred. This map must include the sectional breakout and Pima County parcel number. Provide exhibits showing the property in both a regional and local context. The latter should show the site at a scale which accurately details the surrounding properties and existing land uses if any.

The subject property is currently vacant and undeveloped. The property has been previously used for grazing and has reduced the amount of native vegetation occurring on the site.

Existing Land Use within ¼ mile

Parcel 105-03-009B is currently designated as Mixed-Dwelling Type Zone (CR-4)

Surrounding zoning and land uses are shown on Exhibit I-A-3 and are as follows:

North: Single family residences and vacant land. City of Tucson Office Zone (O-3) and Residence Zone (RX-1), Pima County Single Residence Zone (CR-1).

South: Friendly Village of the Catalina's Mobile Home Park. Pima County Local Business Zone (CB-1) and Trailer Homesite Zone (TH).

East: Small commercial and residential uses. Pima County Single Residence Zone (CR-1) and Mixed Dwelling Type Zone (CR-4).

West: Commercial Development, Oracle Road. Pima County Local Business Zone (CB-1) and City of Tucson Commercial Zone (C-3)

Refer to Exhibit 1 Water Context Map.

2. BRIEF DESCRIPTION OF PROPERTY'S EXISTING AND HISTORIC WATER USE

A brief description of historic and existing water use is required.

The site is vacant and has had no previous water use.

3. DESCRIPTION OF PROPERTY'S PROPOSED WATER USE

A general description of the proposed land uses as they relate to water use is to be provided in this section. Elements of the land use plan that contribute to projected water demand, including but not limited to irrigated recreation area or landscape, water features, etc. must be described in this section. Phasing considerations should be discussed to the extent that phasing is relevant to the proposed water usage.

The overall site is 2.2± acres. The application is to rezone the property from Mixed Dwelling Type (CR-4) to Local Commercial Zone (CB-1) to allow for a commercial development. The proposal includes a 22,000± square foot commercial building, an additional of 8,400± square feet on the adjoining parcel to the west and a reduction of one of the buildings to 4,700± square feet. Required landscape will include low water use plants from the approved list and utilize rain water harvesting.

4. DESCRIPTION OF WATER SUPPLY OPTIONS AND PROPOSED METHOD OF DELIVERY

This section should address the proposed water supply for the project.

A. If the proposed water supply is from an existing Municipal water provider:

A1. Does the Municipal Provider or applicant have legal or physical access to a renewable and potable water supply? If the provider or applicant does not currently have legal or physical access to a renewable and potable water supply, identify all other renewable and potable supplies available to the applicant/project.

This project will be served by Tucson Water. A 12" PVC line is located in River Road. A 6" water line runs north from this in the easement to the parcels east side. The pipe starts as PVC and transitions to concrete asbestos. The River Village development also has existing onsite private mains which may be utilized for this development.

**Is the property within current defined area of the Municipal Provider?
Is the property within the planned expansion service area or
Certificate of Convenience and Necessity of the Municipal Provider?**

The property is in the Tucson Water service area.

Refer to Existing Water Lines Map.

A2. Provide written documentation of the provider's existing or planned service capacity to the property or area. (It is understood that this documentation is not likely to be a "will-serve" letter).

The property is in the current defined service area of Tucson Water, and has requested a "will-serve" letter for the development.

A3. An exhibit must be included that shows the location of the property and the potential point(s) of connection.

The site will likely connect to the existing water lines serving the commercial project directly to the west. Exhibit II-F shows the surrounding waterlines.

B. If water supply for the development is not proposed to be from an existing Municipal Provider, include a brief discussion of the supply system proposed to provide for the anticipated water demand (e.g., annexation, creation of a non-adjacent provider, exempt well or well-share program with conceptual location of well(s), storage, etc.).

Not applicable.

5. WATER DEMAND PROJECTIONS

A. Provide a discussion of the project's Estimated Water Demand consistent with the requested zoning and proposed land use. The Estimated Baseline Water Demand is to be discussed and quantified without consideration of water conservation measures. Estimates are to be expressed in acre-feet/year and derived according to Table A: estimated Baseline water Demand for residential Land Uses.

The subject property is currently designated as Mixed Dwelling Type (CR-4). Annual demand per home ranges from 0.25 to 0.34 acre feet. The demand for commercial is based upon the various uses. The final uses have not been determined, however it is expected to include a mix of uses ranging from medical and office to retail.

B. Water Conservation Measures are required to be included as part of the proposed project. The application of water conservation measures should achieve a significant reduction in the project's total water consumption and must employ both indoor and outdoor conservation measures.

The following water conservation measures will be utilized for this project:

- Install lavatory faucets that contain the label "WaterSense," a program sponsored by the EPA, or have a maximum flow rate of 1.5 gpm.
- Install toilets that contain the "WaterSense," a program sponsored by the EPA, or have a maximum flow rate of 1.6 gallons per flush.
- Install drought tolerant landscape materials.
- Provide for water recharge/retention in common areas.
- Install a high efficiency irrigation system with automatic timers and drip irrigation, wherever possible.
- Install water harvesting system to retain 25% of more of average annual rainfall on catchment surface.

6. PROXIMITY TO RENEWABLE AND POTABLE WATER SUPPLIES

If the project's Estimated Baseline Water Demand equals or exceeds 50 acre-feet/year and the proposed project does not have legal, physical, or planned access to renewable and potable supplies, map the location of the property relative to the boundaries of nearby water service provider(s) with legal, physical or planned access to potable and renewable water supplies. Generally identify the closest available point of connection. You will have to contact the individual water provider to find the point of connection.

This section does not apply for the following reasons: (1) The project is being served by Tucson Water; (2) the project has legal access to renewable and potable supplies; (3) and existing water mains sufficient to serve the site are located adjacent to the site.

Per the Preliminary Integrated Water Management Plan requirements, sections 7-11 of the PIWMP are not applicable due to an existing Municipal Provider providing legal access to renewable and potable water to this development, no new wells will be drilled within one quarter mile of the boundary of the property to serve this development, and there will be no increase in pumping of any existing wells within one quarter mile of the boundary of the property to serve this development.

September 9, 2014	PROJECT DEMAND CALCULATOR					
Name of Proposed Project:	Oracle and River Rezoning					
INSTRUCTIONS: This spreadsheet is designed to help you calculate the water demand for your proposed development for purposes of applying for a Certificate of Assured Water Supply, Water Adequacy Report or Analysis of Assured (or Adequate) Water Supply. Please enter information into the blue boxes as applicable. If you need help with this form, please contact the Office of Assured and Adequate Water Supply at (602) 771-8599.						
NOTE: This sheet, when completed, does not constitute approval of the demand estimate for your proposed development. It is intended for general estimation purposes only. The final, official demand estimates will be determined by the Department upon review of your complete application.						
Enter the AMA the subdivision is located in*:	TUC	* Enter PHX for Phoenix, TUC for Tucson, PIN for Pinal, PRE for Prescott or SCR for Santa Cruz.				
If you are not sure if you are located inside or outside of an AMA, contact the Office of Assured and Adequate Water Supply at (602) 771-8599.						
Enter the COUNTY the subdivision is located in:	Pima	* Enter either APACHE, COCHISE, COCONINO, GILA, GRAHAM, GREENLEE, LA PAZ, MARICOPA, MOHAVE, NAVAJO, PIMA, PINAL, SANTA CRUZ, YAVAPAI, or YUMA.				
Residential Usage*						
Category	PPHU	GPCD or per house/day	Demand/HU/YR (af/yr)	No. HU (Lots)	Residential Demand/Yr (af/yr)	
Single Family (int)		57.00	0.00		0.00	
Multi-Family (int)		57.00	0.00		0.00	
Single Family Landscape (ext)	1.00	118.00	0.13	0.00	0.00	
Multi-Family Landscape (ext)	0.00	21.00	0.00	0.00	0.00	
Single family Demand/HU/YR			0.13			
Multifamily Demand/HU/YR			0.00			
	Square Feet	Acres	Demand Factor (af/yr)	No. HU (Lots)	Large Lot Adjustment Demand/Yr (af/yr)	
Average Lot Size (sq. ft)**	0.00	0.00				
TMP Model Lot Size (sq. ft)	7,500 - 10,000	0.17 - 0.23				
Large Lot Adjustment	0.00	0.00				
1/2 low water use	0.00	0.00	1.50	0.00	0.00	
1/2 turf	0.00	0.00	4.60	0.00	0.00	
**NOTE: If the subdivision contains several groupings of lot sizes, the large lot adjustment needs to be calculated for each grouping of large lot sizes. If CC&Rs with landscaping restrictions for the residential lots will be adopted, a modified large lot adjustment can be calculated based on the specific landscaping restrictions. Contact the Office of Assured and Adequate Water Supply for assistance in calculating the large lot adjustment for subdivisions with several groupings of large lot sizes or if CC&Rs limiting landscaping within the residential lots will be adopted.						
Total Residential Demand					0.00	
Non-Residential Usage***						
For each category please enter either square feet or acres of land for that type of non-residential use within your subdivision.						
Category	Square Feet	Acres	Demand Factor (af/ac)		Non-Residential Demand (af/yr)	
Common Area1	14000.00	0.32	1.50 low water use		0.48	
Common Area2		0.00	4.60 turf		0.00	
Right of Way	5800.00	0.13	1.50 low water use		0.20	
Golf Course		0.00	AMA Turf Program - contact AMA		0.00	
Commercial use		2.40	2.25 all acres		5.40	
Public Pool (length x width = square feet)		0.00	Based on closest AMA pool		0.00	
Parks1		0.00	1.50 low water use		0.00	
Parks2		0.00	4.60 turf		0.00	
Retention/Detention Basins	6400.00	0.15	1.50 low water use		0.22	
Retention/Detention Basins		0.00	4.60 turf		0.00	
School Landscape1		0.00	1.50 low water use		0.00	
School Landscape2		0.00	4.60 turf		0.00	
	Number of students					
Elementary school interior use	0.00		25 GPCD interior demand		0.00	
Middle/High School interior use	0.00		43 GPCD interior demand		0.00	
***NOTE: If your application is for a change of ownership from a previously issued Certificate of Assured Water Supply, and is for only a portion of the original Certificate, contact the Office of Assured and Adequate Water Supply to pro-rate non-residential area acreage.						
Total Non-Residential Demand					6.30	
Distribution Losses						
	Residential	Non-Residential	Total	Loss Factor %	Distribution Losses (af/yr)	
Demand af/yr	0.00	6.30	6.30	10.00	0.63	
Construction						
	No. of Lots	Demand (gals/lot)	100 yr demand (af)		Construction Demand (af/yr)	
	2.00	10000.00	0.46		0.00	
Total Demand Per Year						
Residential Usage af/yr	0.00	Non-Residential Usage 6.30	Lost & Unaccounted for 0.63	Construction 0.00	Total Non-Res 6.94	Total Demand Per Year (af/yr) 6.94
Residential Usage GPCD	0				Total Demand GPCD	0
Annual Build Out Demand	6.94					

September 9, 2014

PROJECT SITE INFORMATION

Name of Proposed Project:

Oracle and River Rezoning

TOTAL ACRES Acres in Turf Acres in LWU Acres NWU

Residential acres				
Single family acres*	0.00			
Multi-family acres**	0.00			
Total residential acres	0.00			
Non-residential acres	2.40			
Right of way acres	0.13			
Commercial acres	0.78			
Golf course acres				
Common area acres	1.34	0.32	1.02	
Detention/Retention basin acres	0.15	0.15		
Park acres				
School acres				
Other non-residential acres				
Total non-residential tract acres	2.40			

Total Project Acres 2.40

Number of golf course holes

*Single family acres is the square footage of all single family lots converted into acres.

**Multi-family acres is the square footage of all multi-family tracts converted into acres.

NOTE: LWU = Low water use landscape, NWU = No water use (hardscape or unwatered native vegetation)

PLEASE FILL OUT AND PRINT BOTH WORKSHEETS AND ATTACH TO YOUR APPLICATION!

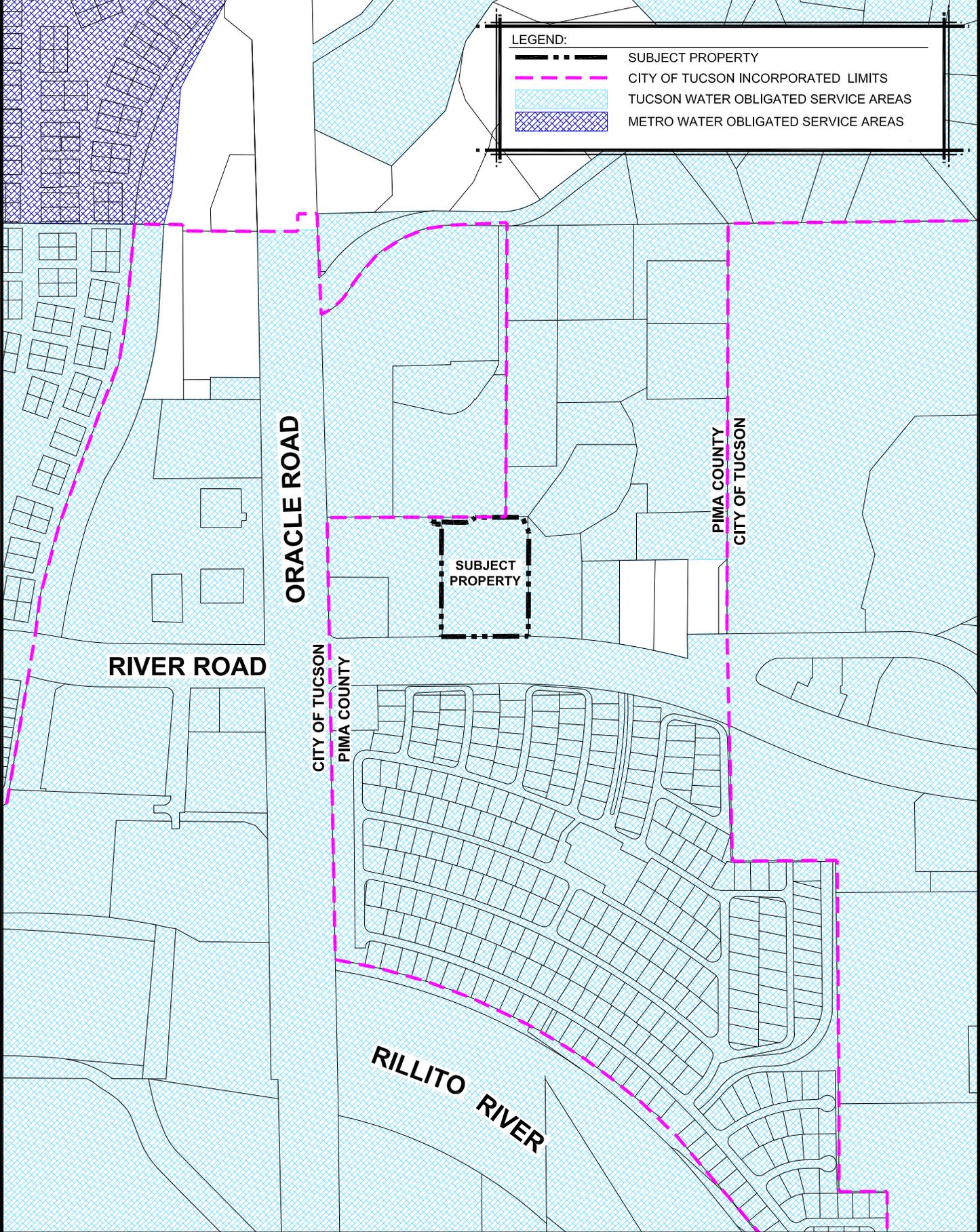
Table B - Water Conservation Measures
Indoor and Outdoor Options
(15-point Minimum; Must include at least one Outdoor Conservation Measure)

Indoor Options		Possible Points	Points Achieved
I-1	Install grey water plumbing lines, labeled and stubbed out to exterior of residence	1	
I-2	Install a "central-core" plumbing system with all water-using fixture fittings ≤5 ft. from HW heater	1	
I-3	Install a manifold "home run" structured plumbing system; with fixtures ≤ 10 ft. of circulation loop & branch lines ≤ 1/2" in diameter	2	
I-4	Install a manual or motion activated on-demand hot water circulation pumping system	2	
I-5	Install a point-of-use tankless hot water heater that uses only cold water supply or solar-assisted preheating for any fixture > 20 pipe run feet from water heater	3	
I-6	Install lavatory faucets that meet the proposed EPA's WaterSense™ criteria or have a maximum flow rate of 1.5 gpm @ 80 psi of pressure	3	3
I-7	Install showerheads that meet the proposed EPA's WaterSense™ criteria or have a maximum flow rate of 1.5 gpm @ 80 psi of pressure	3	
I-8	Install toilets that meet the EPA's WaterSense™ rating (1.28 gpf) OR	3	3
I-9	Install dual flush toilets with 1.6 gpf/.8 gpf or less water use	3	
I-10	Install a washing machine with a water factor of 6.0 or less	2	
I-11	Install composting toilet(s), 2 pts/fixture; no maximum	2	
I-12	Install a refrigerator with an in-door filtered water system	0.5	
I-13	Install excess flow check valves or excess water shutoff connectors at fixtures	3	
I-14	No garbage disposal	1	
Outdoor Options			
O-1	Install a rainwater harvesting system capable of retaining and storing 50% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	6	
O-2	Install a rainwater harvesting system capable of retaining and storing 25% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	4	4
O-3	Install a rainwater harvesting system capable of retaining and storing 10% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	2	
O-4	Install a gutter and downspout system or canales that tie to storm water infiltration trenches, bioswales, or rain gardens	2	
O-5	Install grey water plumbing lines, labeled and stubbed out to exterior of residence, but with connection to an onsite landscaping drip irrigation system	2	
O-6	No swimming pool	2	2
O-7	No decorative water features or mister systems that use potable water.	1	1
O-8	Impervious driveway & walkway surfaces shall be <5% of total site area (≤ 5 acres); OR 1% of the site area (over 5 acres)	2	
O-9	Construct no impervious surfaces outside the building footprint	2	
O-10	Install a vegetative roof system (min 50% of roof area) to reduce impervious surfaces	3	
O-11	Install drought-tolerant, non-irrigated landscaping design by a licensed landscape professional	3	
O-12	Install drought-tolerant, non-irrigated landscaping design by a licensed landscape professional. Plant species limited to native plants only.	4	
O-13	Irrigation system designed and installed by an EPA Watersense™ certified professional	1	
O-14	Provide recharge/retention plan for rainwater	1	1
O-15	Install a high efficiency irrigation system that uses:		
	a. "Smart Controllers" (w/ moisture sensor and rain delay controllers) & high efficiency nozzles;	0.5	.5
	b. Check valves in heads and heads matched to the beds distinct watering needs;	0.5	.5
	c. Separate sprinkler zones for beds, with plants grouped based on watering needs (hydrozoning);	0.5	.5
	d. A timer/controller that irrigates during the hours of 1- pm-8am to minimize evaporation;	0.5	.5
	e. Drip irrigation for all planting beds;	0.5	.5

Total 16.5

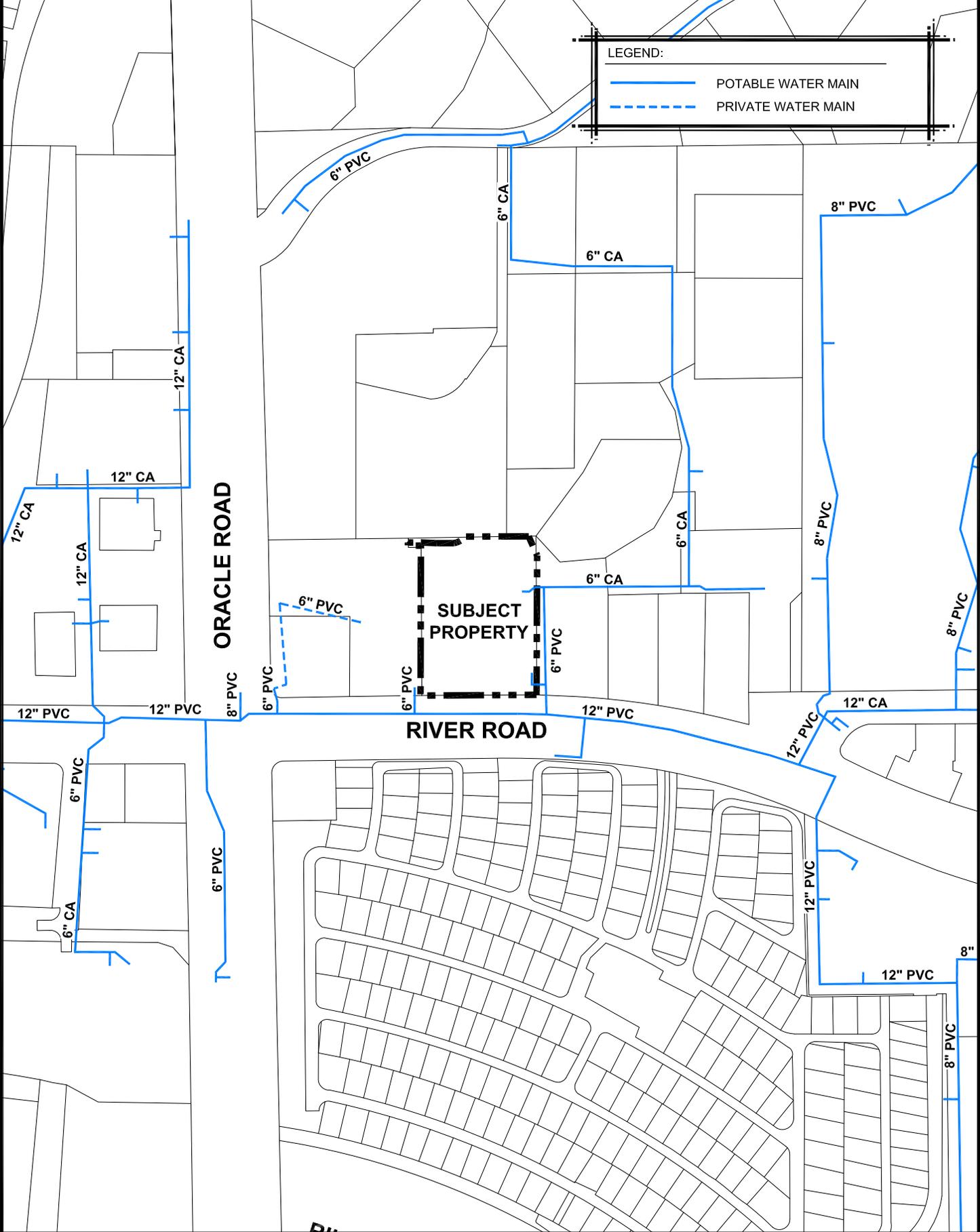
LEGEND:

-  SUBJECT PROPERTY
-  CITY OF TUCSON INCORPORATED LIMITS
-  TUCSON WATER OBLIGATED SERVICE AREAS
-  METRO WATER OBLIGATED SERVICE AREAS



LEGEND:

-  POTABLE WATER MAIN
-  PRIVATE WATER MAIN



**RIVER VILLAGE SHOPPING CENTER EXPANSION
EXISTING WATER LINES**

2014.10.06
WLB No. 108022-B-001



**Appendix B:
Neighborhood Meeting**

**River Village Shopping Center Expansion,
Oracle and River Roads, Pima County Arizona
Neighborhood Meeting, Comfort Suites, 515 West Automall Dr. Tucson AZ.
7.9.2014, 6:60-7:30PM**

Attendees:

- Paul Oland, WLB
 - Clay Goodwin, WLB
 - Robert Kirschmann, WLB
 - Greg Wexler, Property Representative
 - J. Katz, Property Owner
 - 5 interested neighbors, please see sign in sheet
-
- Meeting was open house style, elevations, site plan, and aerial images were on display.
 - Some of the questions (Q)/concerns (C) raised include:
 - Q- What impact will this project have on the road into the Maryland Hills Estates?
 - A- The road is not on the proposed project site. No access to the road is proposed. In fact, landscaping, a drainage basin and block wall will prohibit access.
 - C-The block wall does not appear to be tall enough.
 - A- A 6 foot wall can be constructed to help screen the site.
 - C-Concerns raised on outdoor lighting.
 - A-The project will fully comply with Pima County Lighting Code.
 - Q- What are hours of operation?
 - A- There are no tenants determined at this time. However, operations would likely be similar to the existing center adjacent.
 - Q-Is a standalone bar proposed?
 - A- No standalone bar is proposed. No concerns were raised over a restaurant with a bar incidental to the use.
 - C- Treatment of wall/landscaping along the access road into Maryland Hills, concerns on lack of landscaping, graffiti etc.
 - A- Landscaping will be provided on both sides of the decorative wall
 - C- Height of the building.
 - A- The Code allows for a building up to 39 feet. The front parapet may reach 30 feet to provide vertical relief, however the majority of the building will be lower.
 - C-Will Semi-trailers be able to maneuver as the site is designed.

- A- Yes. Templates have been run to ensure allowable turning movements. However, the types of business envisioned are not anticipated to have a large amount of truck traffic.
- C- Why are new businesses being proposed when there are so many vacancies?
 - A- The existing shopping center is doing well and many businesses are looking to move closer to Oracle Road.
- C-Additional owners to the north need to be noticed.
 - A- County requires a notice to be sent out 300 feet from the property line. In addition all associations within 1 mile are noticed.

June 23, 2014

Re: Proposed Commercial Development near the Northeast Corner of Oracle and River Roads
WLB No. 108022-B-001

Dear Neighbor:

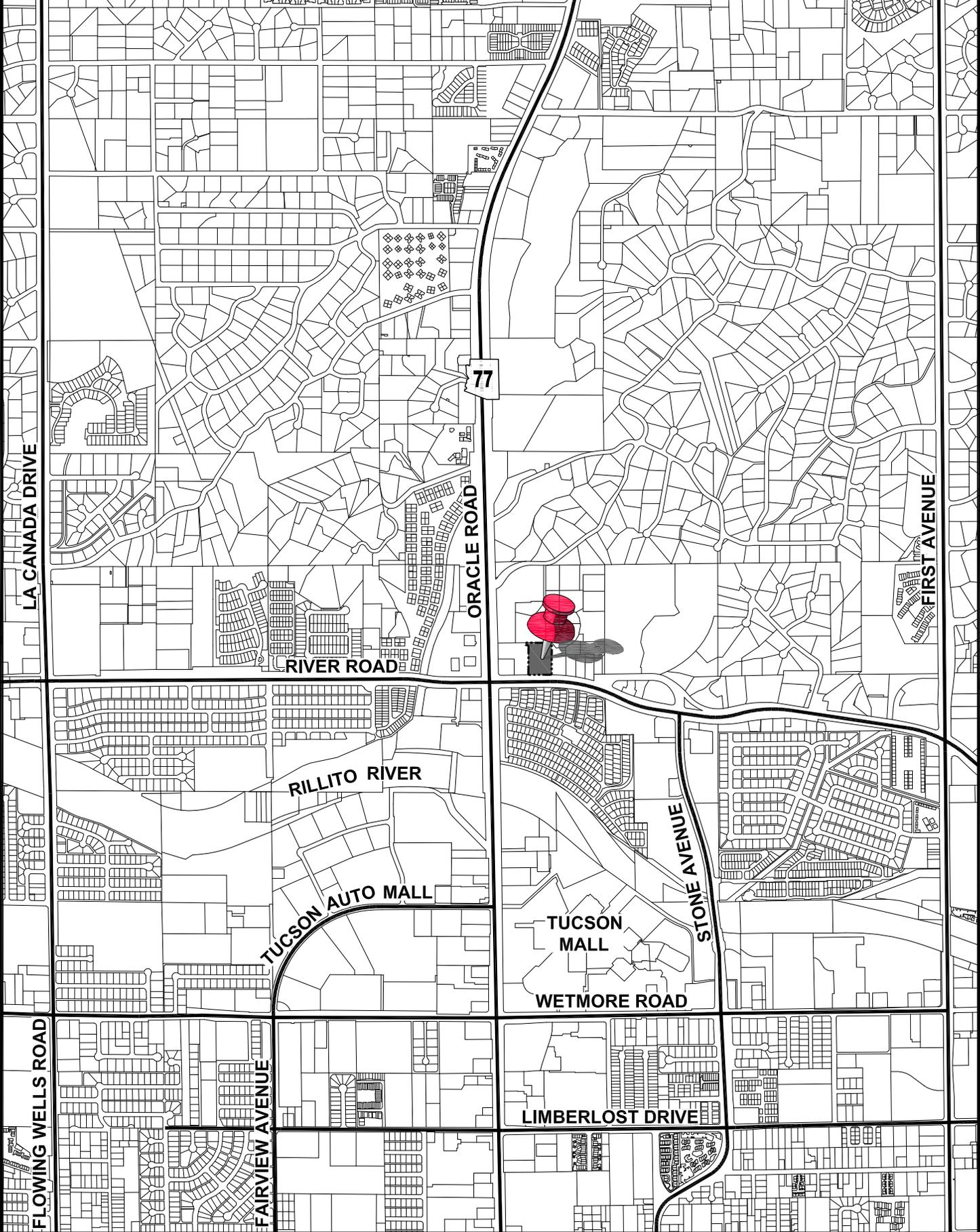
The owner of the existing shopping center at the northwest corner of Oracle and River Roads is planning an expansion into the small vacant parcel to the east. As such, a rezoning of the property is proposed from residential to commercial. The Pima County Comprehensive Plan designates the site as Neighborhood Activity Center (NAC), which allows rezoning for commercial/ office development. The attached exhibit shows the location of the property.

We would like to take this opportunity to discuss the project with adjacent landowners. A neighborhood meeting will be held from 6:30 p.m. to 8:00 p.m. on Tuesday, July 8th, at the Comfort Inn, located at 515 West Automall Dr, Tucson, AZ, 85705. This meeting will allow surrounding owners the opportunity to provide input, ask questions, offer opinions and obtain more information on this project. Should you have any questions in the meantime, please send me an email at gpoland@wlbgroup.com or call me at (520) 881-7480.

Sincerely,

THE WLB GROUP, INC.

Gustav Paul Oland
Senior Project Manager



105-03-003A
BERGER JEAN-CLAUDE TR
72 W RIVER RD
TUCSON AZ 85704-5130

105-03-0050
REYNOLDS WILLIAM J & SHARI JT/RS
150 W RIVER RD
TUCSON AZ 85704

105-03-007A
ORACLE GENEMATAS LLC
ATTN: DR AMRAN DAHUKEY
PO BOX 31143
TUCSON AZ 85751-1143

105-03-008C
FAZIO TIMOTHY DAVID & BARBARA
ANN CP/RS
204 W GENEMATAS DR
TUCSON AZ 85704-5214

105-03-008D
BIRDMAN RONALD N & DEBBIE M
JOINT REVOC TR
209 W GENEMATAS DR
TUCSON AZ 85704-5213

105-03-010A
CIRCLE K STORES INC
1130 W WARNER RD BLDG B
TEMPE AZ 85284-2816

105-03-0160
BURNS ROBERT L & CALLIES DONNA
L JT/RS
132 W RIVER RD
TUCSON AZ 85704-5130

105-03-017A
CHANDLER S THOMAS
33 N STONE AVE STE 1700
TUCSON AZ 85701

105-03-017B
HUNGATE BRUCE A & JACQUELINE I
CP/RS
128 W RIVER RD
TUCSON AZ 85704

105-03-021A
VANDERFORD RACHEL TR
70 W RIVER RD
TUCSON AZ 85704-5106

105-03-023A
LIN JIAHORNG CHIHUA WU REVOC
TR 33% &KAI SUZANNE JOE 67%
8 BROCKTON
IRVINE CA 92620-7911

105-03-024A
LIN JIAHORNG & CHIHUA WU REVOC
TR 33% &KAI SUZANNE JOE 67%
8 BROCKTON
IRVINE CA 92620-7911

105-03-025F
SANCHEZ MONICA
100 W RIVER RD
TUCSON AZ 85704-5130

105-03-029A
COMMERCIAL NET LEASE REALTY
LPATTN: VP OF ASSET MGMT
450 S ORANGE AVE
ORLANDO FL 32801-3383

105-03-035G
FRIENDLY VILLAGE OF THE
CATALINAS LLC
PO BOX 2305
CORTARO AZ 85652-2305

105-03-025D
PIOTROWSKI JOHN & GAYLE CP/RS
120 W RIVER RD
TUCSON AZ 85704-5130

105-03-026B
KAI SUZANNE JOE 50% & LIN
JIAHORNG & CHIHUA WU REVOC TR
50%
6088 W ARIZONA PAVILIONS DR STE 1
TUCSON AZ 85743-7483

105-03-028A
RIVER EQUITIES LLC
4633 N 1ST AVE STE 3
TUCSON AZ 85718-8605

LIMBERLOST NEIGHBORHOOD
ASSOCIATION
ATTN: MICHAEL RAY
232 E. LIMBERLOST DR.
TUCSON, AZ 85705

FLOWING WELLS NEIGHBORHOOD
ASSOCIATION
ATTN: ELLIE TOWNE
PO BOX 5141
TUCSON 85703

ORACLE FOOTHILLS
NEIGHBORHOOD ASSOCIATION
P.O. BOX 35783
TUCSON, AZ 85740

SAGUARO HEIGHTS HOME OWNERS
ASSOCIATION
W. ROSS HUMPHREYS
332 E. RUDASILL RD
TUCSON, 85704

CRESTA LOMA ESTS HOA
ATTN: MARTIN RODRIGUEZ
750 W. CRESTA LOMA DRIVE
TUCSON 85704

CASAS ADOBES COMMUNITY NA
ADVOCATE
ATTN: RITA HALL
PO BOX 36385
TUCSON 85704

ORACLE FOOTHILLS
NEIGHBORHOOD ASSOCIATION
ATTN: JOAN SCOTT
5501 N. MARIA DRIVE
TUCSON 85704

Saguaro Heights HOA –
W. Ross Humphreys
332 E. Rudasill Rd
Tucson, 85704

Cresta Loma Ests HOA
Martin Rodriguez
750 W. Cresta Loma Drive
Tucson 85704

Casas Adobes Community NA Advocate
Rita Hall
PO Box 36385
Tucson 85704

Flowing Wells NA
Ellie Towne
PO Box 5141
Tucson 85703
towebaz@msn.com
george5356@hotmail.com

Oracle Foothills NA
Joan Scott
5501 N. Maria Drive
Tucson 85704
joanscott@aol.com
caroldeangeli@earthlink.com



Engineering • Planning
Surveying • Urban Design
Landscape Architecture

October 23, 2014

Re: Proposed Commercial Development near the Northeast Corner of Oracle and River Roads
WLB No. 108022-B-001

Dear Neighbor:

As you are aware, the owner of the existing shopping center at the northwest corner of Oracle and River Roads is planning an expansion into the small vacant parcel to the east. As such, a rezoning of the property is proposed from residential to commercial. The Pima County Comprehensive Plan designates the site as Neighborhood Activity Center (NAC), which allows rezoning for commercial/ office development.

We previously held a neighborhood meeting on July 8, 2014 to discuss this project. Before this application proceeds, we are again reaching out to surrounding landowners to provide an update on our design. Several minor changes have been made to the project since the last neighborhood meeting including the following:

- Sloped areas on the northeast and northwest project boundaries have been removed from the development area.
- The existing driveway east of Audio Express will be closed.
- The right turn lane along River Road will be extended.
- The driveway along Oracle Road may be shifted north to align with the existing parking lane in front of Pet Club.

A second neighborhood meeting will be held from 6 p.m. to 7:30 p.m. on Wednesday November 12th, at the Hampton Inn, located at 5950 N Oracle Rd, Tucson, AZ 85704. This meeting will allow surrounding owners the opportunity to provide input, ask questions, offer opinions and obtain more information on this project before the Planning and Zoning Commission hearing. I have included a copy of the updated site plan for those of you who may not be at the meeting. Should you have any questions in the meantime, please send me an email at gpoland@wlbgroup.com or call me at (520) 881-7480.

Sincerely,

THE WLB GROUP, INC.

Paul Oland
Senior Project Manager

L:\108022\B001\Rezoning\Outreach\Second NH Meeting\Second NH Mtg Invitation Ltr.docx

**Appendix C:
Rezoning Policies Letter – May 21, 2014**



Engineering • Planning
Surveying • Urban Design
Landscape Architecture

May 21, 2014

Mr. Arlan Colton, FAICP
Pima County Development Services
201 North Stone
Tucson, AZ 85701

**RE: Rezoning Request Oracle and River
Response to Regional Policy, RP-122
WLB No. 108022-B-001**

Dear Mr. Colton:

This letter is being sent ahead of a pending rezoning proposal affecting a 2.3± acre parcel on River Road, approximately 350 feet west of the intersection of Oracle and River Roads, identified as APN 105-03-009B. A Comprehensive Plan amendment covering this parcel and several others was approved in 2008. The amendment changed the land use designation from Medium High Intensity Urban to Neighborhood Activity Center, and included conditions of approval, or policies, that are to be applied as appropriate to future rezoning requests. Although our upcoming rezoning request will meet a number of the policies, we are unable to fully meet several of the policies due to various reasons. As such, we submit to you the following brief analysis of how our rezoning application will respond to each policy, and respectfully request that you would meet with us to discuss these issues prior to our upcoming rezoning application submittal. I have included a tentative site plan with this letter.

A. The plan amendment shall be implemented under a single Development Plan promoting mixed-use development appropriate to its location along a major transportation corridor.

The area included in the 2008 Comprehensive Plan amendment is held under multiple ownerships and several property owners are not ready to proceed with development at this time. The existing Maryland Hills subdivision access drive effectively and functionally splits the 2008 amendment area in two pieces, with the current rezoning request parcel to the west of the drive, and the remaining 2008 amendment parcels to the east. Thus, the western portion of the 2008 amendment area (i.e. our current rezoning parcel) is much more physically and logistically tied to the existing shopping center than to the remaining 2008 amendment parcels. Although the existing shopping center was not included in the 2008 amendment, our current proposal to integrate the rezoning area into that existing development fulfils the spirit of the 2008 policy. The existing shopping center will be modified to allow cross-access and shared parking within the proposed rezoning area, and pedestrian cross-access with the remaining portion of the 2008 amendment area.



- B. The developers of the property shall consult with Pima County Green Building Program to identify and incorporate energy conservation practices which exceed current Code requirements into the site design, balanced with specific user needs and constraints, and economics. Example measures may include, but are not limited:**
- 1. Solar Orientation;**
The buildings have been designed to take advantage of solar orientation to the greatest extent possible.
 - 2. Landscape design to enhance shading of buildings and reduce urban heat island effects;**
The landscape will include a mix of trees and shrubs planted to provide some shading of the building and parking areas. The strategic placing of these trees will reduce the urban heat island effect created by additional paved surfaces.
 - 3. On-site rainwater harvesting with the goal of augmenting or meeting irrigation needs; and**
The site plan will include water harvesting measures. Upstream stormwater flows entering the site from the north will be captured in shallow basins and swales primarily along the northern and eastern borders of the property. This strategy will provide supplemental irrigation during the monsoon season, and will also result in a more robust landscape buffer between this development and the Maryland Hills access drive. Rainwater will also be collected from the roof and parking areas and directed to landscape areas throughout the site.
 - 4. Achieve Leadership in Energy and Environmental Design (LEED) Silver Certification or equivalent performance.**
The building will comply with the latest adopted building codes and energy efficient requirements, many of which are integral to LEED certification. These may include additional insulation, more efficient fixtures, and additional window glazing etc., however due to the nature of the project, obtaining a LEED certification is not economically viable.
- C. The developers of the property shall endeavor to incorporate a vertical mixing of land uses into the design of the property. Any non-residential use at ground level may have residential uses on floors above. No more than 65% of the gross floor area of the development may be of a purely retail nature.**



As previously mentioned, the site is located near the major intersection of River and Oracle Roads and residential uses would be more appropriate further to the east of the site. The driveway serving the Maryland Hills subdivision makes a good transition point from commercial office-retail uses to mixed use and residential uses. There is no demand for vertically mixed uses at this location. In fact, having non-commercial uses above retail space has a negative impact on its leasability. Given the divide in ownership within the 2008 amendment area, it is impossible to determine what percentage of gross floor area this rezoning area will contain, but it is safe to say that developing the rezoning area as an extension of the existing shopping center is the most appropriate use for this portion of the 2008 amendment area. Further, increasing the height in this particular location could inhibit views of surrounding residents.

- D. The development shall include shared parking for mixed uses in order to reduce the overall amount of parking necessary to serve the development.**

The site will include shared parking between the existing Denny's, existing retail, proposed retail and office space. By developing the proposed site with the existing center, a greater mix of complimentary uses can be provided. These uses will have varying peak parking demands allowing for shared parking between the uses.

- E. The development shall not include medical offices, due to the high parking requirements of such establishments.**

Since the 2008 amendment, a shift has occurred in the retail floor space market. Although most doctors still prefer to locate their offices in predominately medical campus settings, some less intensive medical uses such as dental offices and urgent care establishments now favor locations in closer proximity to the neighborhoods they serve. These less intensive medical uses have a much smaller parking and traffic footprint than typical medical offices, and allowing them to locate at more convenient locations such as this shopping center also has the impact of reducing traffic regionally. Additionally, allowing these medical groups into the shopping center setting strengthens the overall viability and vibrancy of the center, and increases utilization of paved areas by widening the spread of peak parking demand times.

- F. If the development includes a hotel, it shall be designed so as to be integrated into the overall site rather than a stand-alone development.**

No hotels are proposed at the current time.

- G. The development shall be designed in a manner that integrates pedestrian connectivity throughout the site and to the existing commercial center to the west.**



The site will be designed to move pedestrians safely and efficiently through the site from the existing shopping center, and beyond, to the rest of the 2008 amendment parcels. Onsite pedestrian routes, ADA improvements, and bike racks will be provided.

- H. The existing access road serving Maryland Hills subdivision residents immediately to the north may be re-located, provided the subdivision residents are actively engaged in its location and design. The developer shall ensure that the access road provides private and safe physical and legal access to the residences.**

The existing access drive to the Maryland Hills Subdivision is not within this rezoning area, and no changes to that drive are proposed.

- I. A Master Drainage Report shall be submitted during the rezoning process for Flood Control District to identify local floodplains, 100-year water surface elevations, erosion hazard setbacks and to analyze detention/retention requirements, as well as on-and off-site improvements including those associated with River Road.**

Hydrologic analysis has been conducted for this portion of the 2008 amendment area, and it has been determined that with retention/detention basins and rainwater harvesting, the site can comply with Pima County Flood Control requirements. The site is located within a balanced basin and as such, will retain the incremental increase in runoff plus 15%. As the remainder of the 2008 amendment area is not, and cannot be, included in this rezoning request, it has not been included in the drainage analysis. Such analysis will need to be provided when those parcels are proposed for rezoning. Please see site analysis for additional information.

- J. The Owner/Developer shall construe no action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner/developer to that effect.**

Acknowledged. Contact has been made with Pima County Regional Wastewater Reclamation Department and a Type I letter has been provided.

- K. The owner/developer shall obtain written documentation from Pima County Regional Wastewater Reclamation Department that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting a tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such, improvements shall be designed and constructed as directed by Pima County Regional Wastewater Reclamation Department.**



Acknowledged. The project is project is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor. Capacity is currently available for this project in the public sewer G-85-010, downstream from manhole 4237-01. A copy of the letter is included as part of the Site Analysis.

- L. A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider other than Tucson Water, the applicant will provide documentation as to why Tucson Water is not able to provide service.**

Tucson Water will be the provider for the site. Existing lines and stubs are located on the north, east and west side of the property. Tucson Water has been contacted and a will-serve letter is expected to be received shortly.

- M. Notwithstanding the Neighborhood Activity Center (NAC) planned land use intensity category, the maximum allowable residential density for the amendment area shall be 24 residences per acre (RAC).**

This proposal does not include any residential units.

We look forward to working with you and your staff during the rezoning process. Please do not hesitate to contact me to continue this discussion about our substantial adherence to the 2008 amendment policies.

Sincerely,

THE WLB GROUP, INC.

A handwritten signature in blue ink, appearing to read "Gustav Paul Oland", with a long horizontal stroke extending to the right.

Gustav Paul Oland
Senior Project Manager